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CITY OF SAN CLEMENTE GENERAL PLAN

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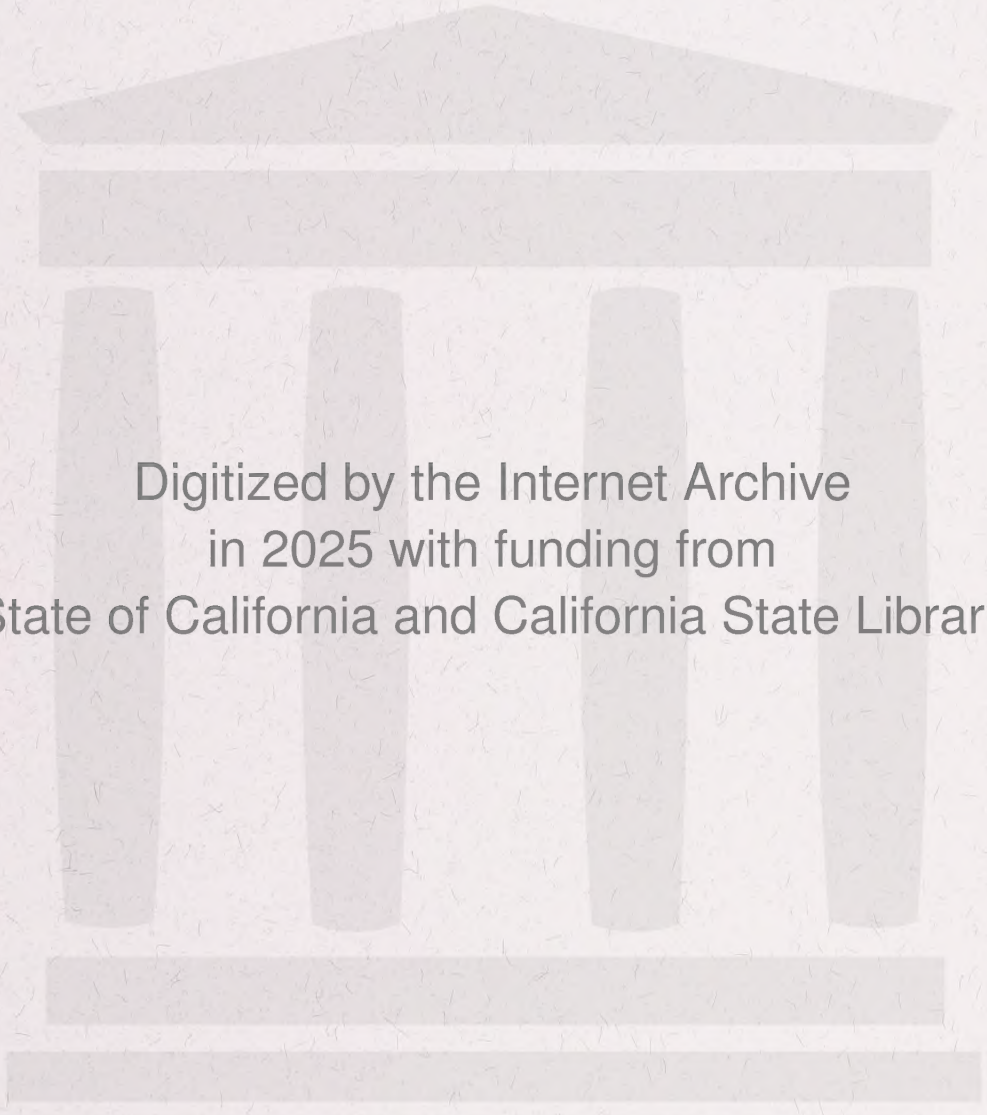
Submitted by:

ENVICOM CORPORATION

In association with:

The Natelson Company, Inc.
Austin-Foust Associates, Inc.

Resolution CC# 93-32
Adopted May 6, 1993


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THE CITY OF SAN CLEMENTE

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Joe Anderson
Truman Benedict - Mayor
Scott Diehl
Candace Haggard
Tom Lorch

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Steve Apodaca
Bob Burleson
Lew Elia
George Key
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Gerald Gast and Associates. (Urban Design Element)

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RESOLUTION NO. 93-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA CERTIFYING ENVIRONMENTAL IMPACT REPORT (EIR) 92-04 DATED NOVEMBER 1992, AS AMENDED AND ADOPTING COMPREHENSIVE GENERAL PLAN UPDATE 92-05/GENERAL PLAN DATED NOVEMBER 1992, AS AMENDED.

WHEREAS, the City of San Clemente initiated a comprehensive update of the General Plan, hereinafter referred to as "Project"; and,

WHEREAS, it was determined pursuant to California Environmental Quality Act Guidelines ("CEQA Guidelines") Sections 15060(c) and 15063(a) that the Project may have a significant effect on the environment and thus warrants the preparation of an Environmental Impact Report ("EIR"); and,

WHEREAS, EIR No. 92-04 was prepared for the Project addressing the Project's environmental impacts in compliance with CEQA, the CEQA Guidelines, and the City of San Clemente Guidelines for Implementing CEQA; and,

WHEREAS, EIR No. 92-04 was circulated to the public, responsible agencies and other interested persons for their review and comment from November 4, 1992 to December 18, 1992, as required by CEQA, the CEQA Guidelines, and the City of San Clemente Guidelines for Implementing CEQA; and,

WHEREAS, written comments were received from those who reviewed Draft EIR No. 92-04; and,

WHEREAS, these comments were responded to in writing as required by CEQA, the CEQA Guidelines, and City of San Clemente Guidelines for Implementing CEQA; and,

WHEREAS, the Planning Commission of the City of San Clemente conducted a duly-noticed public hearing on January 19 and 25, 1993, and February 2, 8, and 22, 1993, and March 2, 1993 to receive all public testimony and all written and oral comments in response thereto with respect to EIR No. 92-04 and the proposed Project and recommended City Council certification of EIR No. 92-04, dated November, 1992, as amended by the Planning Commission and adoption of Comprehensive Draft General Plan Amendment 92-05/Draft General Plan, dated November 1992, as amended by the Planning Commission; and

WHEREAS, the City Council of the City of San Clemente conducted public hearings on March 24, April 5 and 21, and May 6, 1993, to receive all public testimony and all written and oral comments in response thereto with respect to EIR No. 92-04;

WHEREAS, EIR No. 92-04 is composed of the following elements:

a. The Initial Studies and backup file mater . for the Project;
b. The Notice of Preparation;
c. Responses to the Notice of Preparation;
d. EIR 92-04 dated November, 1992 as amended by the City Council;
e. The Technical Appendices supporting EIR No. 92-04;
f. The comments received during and after the public review period;
g. The responses to those comments;
h. The Draft General Plan dated November, 1992, as amended by the City Council;
i. The Staff Report for January 19, 1993, Planning Commission Public Hearing and subsequent public hearing continuances held on January 25, February 8, February 22, and March 2, 1993, ("Planning Commission Public Hearing") for EIR No. 92-04 and Project:
j. The Staff Memorandums to the Planning Commission dated February 16, 1993, and February 22, 1993;
k. The minutes from the Planning Commission Public Hearing regarding EIR No. 92-04 and Project;
l. All documentary and testamentary evidence presented at the Planning Commission Public Hearing on EIR No. 92-04 and the proposed Project;
m. Planning Commission Resolution No. 93-17 recommending City Council certification of EIR No. 92-04 as amended by the Planning Commission, and adoption of the Project as amended by the Planning Commission;
o. The Administrative Report for the March 24, 1993, City Council Public Hearing and subsequent continuances on April 5, 21, and May 6, 1993 (the "City Council Public Hearing");
p. The Administrative Reports for the April 5, 21, and May 6, 1993, City Council Public Hearings;
q. The minutes from the City Council Public Hearing noted in item o. above;
r. All documentary and testamentary evidence presented at the City Council public hearing noted in item o. above;
s. The City Council Resolution No. 93-_32_ certifying EIR No. 92-04, dated November 1992, as amended by the City Council, with statements of Facts and Findings and Overriding Considerations, and adopting Comprehensive General Plan Update 92-05/Draft General Plan, dated November 1992, as amended by the City Council;
t. The Mitigation Monitoring Program (Exhibit C of this Resolution); and

WHEREAS, the City Council of the City of San Clemente has reviewed and considered all material comprising EIR No. 92-04 prior to approving the Project, and has found that EIR No. 92-04 contains all environmental documentation and all environmental im acts of the proposed project and is complete and adequate and fully complies with all re uirements of CEQA, the CEQA Guidelines, and the City guidelines for implementing CEQA;

NOW THEREFORE, the City Council of the City of San Clemente hereby resolves as follows:

Section 1: The findings contained in the Statement of Findings and Facts in support thereof with respect to the significant impacts identified in EIR No. 92-04 are true and correct, and are based upon substantial evidence in the record, including documents comprising EIR No. 92-04. The Statement of Findings and Facts in Support thereof is attached hereto as Exhibit A and is incorporated herein by this reference as if set forth in full.

Section 2: The facts set forth in the Statement of Overriding Considerations are true and correct and are supported by substantial evidence in the record, including those documents comprising EIR No. 92-04. The Statement of Overriding Considerations is attached hereto as Exhibit B and is incorporated by this reference as if fully set forth in full.

Section 3: EIR No. 92-04 has identified all significant environmental effects of the Project and there are no known potentially significant environmental effects not addressed in EIR No. 92-04.

Section 4: All significant effects of the Project are set forth in the Statement of Findings and Facts in support thereof.

Section 5: Although EIR No. 92-04 identifies certain significant environmental effects that would result if the Project is approved, all significant effects that can be feasibly avoided or mitigated will be avoided or mitigated by the implementation of the General Plan policies as set forth in the General Plan and the Statement of Findings and Facts in support thereof for EIR No. 92-04.

Section 6: Potential mitigation measures and Project alternatives not incorporated into the Project were rejected as infeasible, based upon specific economic, social or other considerations as set forth in the Statement of Findings and Facts in Support Thereof for EIR No. 92-04.

Section 7: The significant impacts of the Project, as identified in the Statement of Findings and Facts in Support Thereof which will not have been reduced to a level of insignificance will have been substantially reduced in their impacts by implementing the policies of the General Plan/"Project". In making its decision on the General Plan the City Council of the City of San Clemente has given great weight to the significant unavoidable adverse environmental impacts. The City Council finds that the significant unavoidable adverse impacts are clearly outweighed by the economic, social and other benefits of the Project, as set forth in the Statement of Overriding Considerations attached hereto as Exhibit B.

Section 8: EIR No. 92-04 has described the alternatives to the Project, even when those alternatives might impede the attainment of Project objectives and might be more costly. The City Council of the City of San Clemente finds that a good faith effort was made to incorporate alternatives in the preparation of EIR No. 92-04 and all reasonable alternatives were considered in the review process of EIR No. 92-04 and the ultimate decision on the Project.

Section 9: A good faith effort has been made to seek out and incorporate all points of view in the preparation of Final EIR No. 92-04 as indicated in the Public Record on the Project.

Section 10: During the Public Hearing process on the Project, the City Council of the City of San Clemente evaluated the range of alternatives, and the Project as approved by this Resolution is included within that range of alternatives.

Section 11: The City Council of the City of San Clemente does hereby certify that EIR No. 92-04 prepared for Comprehensive General Plan Amendment 92-05/Draft General Plan, dated November 1992, as amended by the City Council, incorporated herein by this reference as if set forth in full, reflects the independent judgement of the City of San Clemente is adequate and complete in that it addresses the environmental effects of the proposed Project and fully complies with the requirements of CEQA, the CEQA Guidelines and the City of San Clemente Guidelines for Implementing CEQA.

Section 12: The City Council of the City of San Clemente finds that Comprehensive General Plan Amendment 92-05/General Plan, dated November, 1992, as amended by the City Council, incorporated herein by this reference as if set forth in full is internally consistent and does hereby adopt Comprehensive General Plan Update 92-05/General Plan to replace the City's existing General Plan (last comprehensively dated in 1982), including the Coastal Element, but excluding the Housing Element which was last updated in 1989.

Section 13: The City Council of the City of San Clemente does hereby direct staff to amend the land use portion of the Coastal Element document to be consistent with the newly adopted General Plan and to forward the amended Coastal Element to the California Coastal Commission for review and approval.

Section 14: Finally, the City Council of the City of San Clemente does hereby set as a priority and directs staff to immediately commence work on updating the City's Zoning Ordinance to be consistent with Comprehensive General Plan Update 92-05/General Plan.

Section 15: The City Council hereby authorizes the preparation and filing, including appropriate State Department of Fish and Game fees, of a Notice of Determination.

PASSED AND ADOPTED this 6th day of May, 1993

Mayor of the City of
San Clemente, California

ATTEST:

CITY CLERK of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. 93-32 was adopted at a regular meeting of the City Council of the City of San Clemente held on the 6th day of May, 1993, by the following vote:

AYES: ANDERSON, DIEHL, HAGGARD, MAYOR BENEDICT

NOES: LORCH

ABSENT: NONE

CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

I, MYRNA ERWAY, CITY CLERK OF THE CITY OF SAN CLEMENTE, STATE OF CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THE FOREGOING INSTRUMENT TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL NOW ON FILE IN MY OFFICE.

DATE: 5/10/93

MYRNA ERWAY
CITY CLERK

BY: _____

Attachments:

Exhibit A - Statement of Findings and Facts in Support Thereof
Exhibit B - Statement of Overriding Considerations
Exhibit C - Mitigation Monitoring Program

City Council
Resolution No. __
Exhibit A

STATEMENT OF FINDINGS AND FACTS IN SUPPORT THEREOF

The City Council of the City of San Clemente, California, in adopting General Plan Amendment 92-05/Draft General Plan (hereinafter referred to as "Project") makes the following findings which are supported by the corresponding facts pursuant to California Environmental Quality Act ("CEQA" Guidelines Section 15041.)

I. BACKGROUND

A. Project Description and Requested Approvals

1.0 PROJECT DESCRIPTION

Environmental Impact Report (EIR) No. 92-04 examines, analyzes, and presents the potential environmental impacts of the proposed update of the General Plan for the City of San Clemente, California. The proposed General Plan represents and is referred to as the "project" as defined in the California Environmental Quality Act (CEQA) of 1970, as amended.

1.1 Project Applicant

The subject project was initiated, proposed and completed by:

City of San Clemente, California
100 Avenida Presidio
San Clemente, California 92672

The City of San Clemente, through the Community Development Department (Planning Division), is acting as both the project applicant and the Lead Agency for the proposed project.

1.2 Project Goals and Objectives

The General Plan is a comprehensive planning document which serves as "the officially adopted statement of local policy regarding each individual community's development." The preparation and adoption of a "comprehensive, long-term general plan for the physical development of the county or city" is mandated by California Government Code, Section 65300, for all cities and counties (including chartered cities) within the State of California.

The City of San Clemente's intent in initiating the General Plan Update was to undertake and successfully carry out an inclusive planning process that will: 1) define and analyze the conditions and issues currently facing the community; 2) integrate these issues with goals, objectives, and concerns expressed by local citizens, business people, and public administrators; and 3) generate a comprehensive new General Plan that will guide local development, policy, and resource management into the twenty-first century.

State Law (California Government Code Section 65302 [a-g]) stipulates that each General Plan contain a minimum of seven (7) mandatory subject elements. In addition, California Government Code, Section 65303, provides that the General Plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the city or county." These "optional" elements are as legally binding as a mandatory one, once adopted. The General Plan will, as State law stipulates, be the official statement of the City of San Clemente regarding the framework of policies, standards, and actions needed to achieve the short and long-term physical, economic, social, and environmental goals of the community.

Subsequent to the General Plan's adoption, the City's Zoning Ordinance and Coastal Element will be revised to be consistent with the General Plan's policies and standards. Consequently, the environmental impacts described herein will also result from the implementation of the revised ordinance and Coastal Element and no further environmental review is anticipated to be necessary.

1.3 Project Location

The City of San Clemente is located along the Pacific Ocean approximately midway between the cities of Los Angeles and San Diego at the southwestern tip of Orange County. The San Diego Freeway (I-5) is the primary north-south link through the City and roughly parallels the coast. The San Diego Freeway provides access to the urban areas of northern Orange County and Los Angeles County and is the only coastal route southward to San Diego. The City is bounded by the cities of Dana Point and San Juan Capistrano on the northwest, by unincorporated areas of Orange County to the north and northeast, and by unincorporated areas of San Diego County to the south and southeast.

1.4 Overview of General Plan Elements

The following presents the scope and principal components proposed for the various topic or subject areas of the San Clemente General Plan. Full listings and explanations of the precise individual goals, objectives, policies, and implementation programs are contained in the full-text of the proposed Draft General Plan document.

1.4a Land Use

The Land Use element has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be utilized, many of the issues and policies contained in all other plan elements are impacted and/or impact this element. As examples, the Circulation and Infrastructure Elements define policies for the accommodation of vehicular trips, water consumption, liquid and solid waste, and similar demands which will be generated by the uses and population permitted by the Land Use Element. At the same time, the location and density of uses prescribed by this element are influenced by policies for the protection of riparian habitats and significant ridgeline, as detailed in the Natural Resources Element.

The Land Use Element of the Draft Plan establishes policies and standards for the conservation of existing uses and the development of new uses in San Clemente and its sphere of influence. These policies and standards address eight issue areas which are expected to affect land use in the City of San Clemente. These issues (termed opportunities and constraints), include; the overall pattern of land use, types and amount of land use, specific locations, specific uses, density/development standards, design, land use relationships, and controls.

The proposed land use element provides for the basic needs of existing and future residents, including housing, commercial services, employment, entertainment, recreation, personal service, and similar uses. Conceptually, the plan intends to evolve the City's existing fragmented pattern of development into a cohesive, integrated urban form consisting of inter-related activity centers and corridors with a "background" pattern of residential and open space uses. As a part of this framework the land use element is intended to provide the following:

1. Principal commercial districts of the City developed as pedestrian-oriented areas (i.e., Downtown, Pier Bowl, North Beach, Rancho San Clemente Town Center and a proposed regional shopping center).

2. Undeveloped ranchlands designed and developed as distinct but interconnected neighborhoods and communities.

3. New residential and commercial development designed to achieve more "traditional" concepts, wherein there are inter-connecting streets (grid), an integration of residential topologies and public/common activity spaces.

4. Development in context and in consideration of topographic variations, environmental habitat, ridgelines and other significant resources.

5. Development that ensures the maximization of market potential for commercial uses.

Development in accordance with the policies and standards contained in the General Plan and permitted by the Land Use Plan map will result in a net increase in the number of housing units, non-residential square footages, parklands and designated open spaces, streets and highways and public infrastructure. This will be accompanied by a corresponding reduction in vacant or undeveloped lands.

Under the San Clemente General Plan, two potential land use scenarios that could occur through the Plan implementation are identified. These scenarios are; 1) Theoretical or Maximum General Plan Buildout Capacity and 2) Policy General Plan Buildout Capacity.

The Theoretical buildout estimate represents the full amount of development which could occur if all lands within the City and Sphere of Influence were to be developed to their maximum intensity/density of development, permitted for each category of land use. Realistically, this level of development will not occur because market demands, site constraints, design considerations, and infrastructure and service requirements will all impact the amount of development to be achieved on individual sites. The Theoretical Buildout estimate represents a "worst-case" buildout scenario under the proposed General Plan. However, its capacity can only be achieved once adequate mitigation has been provided.

The Policy Buildout Capacity estimate reflects the cumulative amount of development which could occur on implementation of all policies contained in the General Plan. It reduces the "Theoretical buildout" estimate to account for the Plan's defined transportation level of service standards, market forecasts to 2010, and the likelihood that existing sites developed with economically and physical viable commercial and industrial uses will be preserved for these uses regardless of higher-permitted densities (floor area ratios).

1.4b Urban Design

The focus of this element is on the physical and functional design characteristics of citywide components which create the image and community character of San Clemente; its streetscape, signage, landscape, and architecture. Urban design goals, objectives, policies, and programs are inextricably linked to those contained in the Land Use Element. In particular, are the definitions of specific land use (i.e., development standards, densities etc.) which will contribute to the establishment of the image and character of the City and its various sub-areas and districts specified in the Land Use Element. The Urban Design Element varies from the Land Use Element in that it describes the image and character of urban form, rather than its specified quantity.

Furthermore, it is the Urban Design Element that establishes policies which address the overall development pattern of the community, maintain a spanish heritage and create specific community districts such as the Pier Bowl, Downtown Business District, and North Beach area.

1.4c Economic Development

The Economic Development Element establishes goals, objectives, policies, and implementation programs that will guide the manner in which the economic needs of the community will be met. Most importantly, the Element creates the necessary economic balance of the City's land use plan by ensuring that the City's market potential is maximized and cumulative growth provides net fiscal gains to the City.

1.4d Circulation

The Circulation Element contains policies and standards for the improvement of streets and highways that accommodate traffic generated by development permitted under the Land Use Plan Map. Its principal components are the Circulation Plan Map and Implementation Measures. The policies address significant community issues including the Foothill Transportation Corridor improvements, the expansion of public transit, van pools and other alternative modes of travel. In addition, a transportation systems management program (van-pools, preferential parking, transit, etc.) for significant employee generators and public uses to reduce overall vehicle trips and policies for the expanded use of pedestrian, equestrian, and bicycle paths and trails are established. The San Clemente Regional Circulation Financing and Phasing Program (RCFPP) is a previously adopted transportation improvement funding mechanism which will assist in implementing the Circulation element.

1.4e Scenic Highways

The City contains several corridors and locations from which scenic vistas can be publicly viewed. Development along these visually significant corridors has the potential to impact some major public views. In addition, the construction of new roads in the inland ranch areas presents the opportunity to create additional scenic corridors. The Scenic Highways Element established goals, objectives, policies and implementation programs to maintain and protect scenic highways and corridors in the community. This Element is intended to create a network of highways that will develop community awareness, and become an integral component of the City's character. Specifically, the policies of this Element address: 1) presenting and creating visual corridors, 2) integrating scenic highways with open spaces and recreational corridors, and 3) plan future development of scenic highways to protect visual corridors and open space areas.

1.4f Utilities

The Utilities Element was formulated in response to the need to ensure the provision of adequate infrastructure in the City and the increasing difficulty of providing, maintaining, and upgrading this infrastructure system solely through public funding and improvements, due to the increased demands of new development.

This Element provides for the management, maintenance, and upgrading of a comprehensive, modern, adequate, and safe system of local infrastructure services (including sanitary sewer, storm drainage, water, and solid waste disposal).

The focus of this Element is to ensure an appropriate, fair, and equitable Plan to construct and maintain this infrastructure. Of primary importance is ensuring that the burden of providing this infrastructure is shared by the private sector and that private developers who require and increase the demand for such services do not rely upon public utility providers and local

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The focus of this Element is to ensure an appropriate, fair, and equitable Plan to construct and maintain this infrastructure. Of primary importance is ensuring that the burden of providing this infrastructure is shared by the private sector and that private developers who require and increase the demand for such services do not rely upon public utility providers and local

tax payers. This equity will be accomplished through adequate analysis, planning, rigorous monitoring, and the enforcement of the design and environmental review process. This Element is linked closely to the Growth Management Element which contains additional policies related to water, sewers, solid waste disposal, and storm drainage. The utility policies are intended to ensure that the community's infrastructure capacity can support existing and future planned land uses.

1.4g Public Facilities and Services

This element establishes policies and programs for the expansion of police, fire, marine safety, education, and civic/cultural facilities which will support development permitted by Land Use policy. Linkages are prescribed within this Element for the timing and funding of improvements and programs necessitated by new/additional development. Specifically, the element defines programs for the improvement of public safety (e.g., crime prevention and protection, defensible space, and emergency response), protection of existing and new development in areas of high fire hazard, expansion of cultural and fine art facilities and activities, and enhancement of the existing educational system. Public Facilities and Service Policies are also closely tied to the Growth Management Element which established policy standards to ensure adequate public services can be provided to support existing and future land uses.

1.4h Growth Management

As a result of Measure M, the County of Orange requires the preparation of local growth management elements to enable receipt of the voter-approved funds for local highway and other transportation improvements. The City of San Clemente has recently qualified for these funds. In accordance with County guidelines related to scope and content, this element represents the City of San Clements's growth management program It includes goals, policies, standards and implementation, mitigation and funding programs for twelve (12) public facility/service categories. These categories were established by an eleven (11) member City Council appointed citizen's committee. The committee identified the essential facilities and services that most impact the City. Various city planning and engineering documents, studies and plans, strategic plans, master plans and county, state and national standards as well as other relevant information were utilized to determine the ideal standards the City should achieve. The Committee then developed goals, standards, phasing and funding programs to implement the desired level of service for each category. The policies of the Growth Management Element address the following:

1. Providing adequate Civic Center Facilities and Services.

2. Providing and maintaining adequate Drainage and Flood Control Facilities.

3. Providing and maintaining adequate Fire/Emergency Medical Services.

4. Providing and maintaining adequate Library Facilities and Services.

5. Providing and maintaining adequate Open Space.

6. Providing and maintaining adequate Parking Standards.

7. Providing and maintaining adequate Parks Facilities and Services.

8. Providing and maintaining adequate Police Facilities and Services.

9. Providing and maintaining adequate School Facilities.

10. Providing and maintaining adequate Sewer Facilities.

11. Providing and maintaining adequate Circulation System.

12. Providing and maintaining adequate Water Facilities and Services.

1.4i Parks and Recreation

The Parks and Recreation goals, objectives and policies contained within this element address existing facilities and future needs of the community, relative to local recreational and open space areas, facilities, and programs. This Element guides the manner in which the Parks and Recreational facilities and activities are provided for in the City of San Clemente. Specifically, the Parks and Recreation policies address:

- Providing ample opportunities for community involvement in the provision of park spaces and recreational programs.

- Acquiring parklands in both location and size to meet community needs.

- Preventing deterioration and providing of the renovation of existing parks.

- Conserving and enhancing the open space and environmental quality of parklands.

- Developing and maintaining an integrated public trail system.

1.4j Natural Resources

The Natural Resources Element provides policies and standards for the management and planning of the area's natural environmental resources, including wildlife and vegetative habitats, aesthetics and cultural resources. Specific Standards are established within the Element for the siting of development and construction practices in areas of riparian habitat, and major wildlife migration corridors. These are intended to protect significant and endangered species. Additionally, Natural Resources policies provide for the preservation of aesthetic and mineral resources preservation and

restoration of sites, structures and districts of architectural, historical, archaeological and/or cultural significance to the City of San Clemente. It provides for a survey of resources, archival maintenance of data and artifacts, preservation of significant resource sites, control and management of development adjacent to historic sites, and the establishment of neighborhood conservation programs.

1.4k Energy

The Energy Element contains goals, objectives, policies and implementation programs to guide an efficient manner of energy consumption in the community. The policies contained in this Element address the following:

1) Minimizing transportation related energy consumption.

2) Reducing energy consumption in buildings.

3) Increasing public awareness and encouraging feasible energy conservation methods.

4) Increasing the energy efficiency of City Operations.

1.4l Geologic Seismic and Soil Hazards

This Geologic Seismic and Soil Hazards Element focuses on addressing historical and more recent geologic characteristics and risks of the public as they relate to community's built environment. Policies address public awareness, code and regulation compliance and enforcement, fault rupture, ground motion, liquefaction, critical, sensitive and high-occupancy facilities, hazardous buildings, emergency preparedness, and post-disaster recovery and reconstruction.

The focus of the Element is to ensure that the community is aware of these various risks and that the local government and developers institute feasible mitigation measures to protect the properties, structures, and people of San Clemente from these hazards and improve their ability to recover from them.

1.4m Natural Hazards (Flooding and Marine)

The Natural Hazards Element identifies and addresses local risks and hazards related to flooding and marine safety and provides policies to manage and reduce these risks. The Policies and Implementation Measures focus on quantifying the risks and hazards to reduce potential impacts on local properties, structures, and people from flooding, tsunami and tidal/marine hazards.

1.4n Noise

The Noise Element contains policies and programs intended to provide for the protection of residents and visitors from the impacts of noise. Specifically, they address the control of land use development in areas subject to high stationary and non-stationary (automobile, truck, railroad) noise and the element precludes noise-sensitive uses (e.g., residences, schools, and health care facilities) from impact areas unless adequate mitigation can be implemented. Overall, the noise element is intended to provide for the compatibility of the community's land uses, reducing noise impacts and conflicts as they relate to noise.

1.4o Hazardous Materials and Uses

The Hazardous Materials and Uses Elements examines the primary issues relating to hazardous materials/wastes, including hazardous waste storage and generation (k.e., TRW Capistrano site), as well as transportation of hazardous materials and established policies and programs to reduce the associated risks and hazards. Most importantly, this element ensures that San Clemente meets pertinent statutory and other governmental requirements, and suggests operational and mitigation measures to further protect the community from these hazards.

1.4p Nuclear

The Nuclear Element establishes goals, objectives, policies and implementation programs to guide how the City will respond and react to a nuclear emergency should it occur in the City of San Clemente. Specifically, policies are established to provide for the protection of public health, safety, welfare, and the environment in the event of a nuclear emergency.

B. Environmental Documentation

EIR No. 92-04 is composed of the following elements:

a. The Initial Studies and backup file material for the Project;
b. The Notice of Preparation;
c. Responses to the Notice of Preparation;
d. EIR 92-04 dated November, 1992 as amended by the City Council;
e. The Technical Appendices supporting EIR No. 92-04;
f. The comments received during and after the public review period;
g. The responses to those comments;
h. The Draft General Plan dated November, 1992, as amended by the City Council;
i. The Staff Report for the January 19, 1993 Planning Commission Public Hearing and subsequent public hearing continuances held on January 25, February 2, February 8, February 22, and March 2, 1993, "Planning Commission Public Hearing") for EIR No. 92-04 and Project;
j. The Staff Memorandums to the Planning Commission dated February 16, 1993 and February 22, 1993;
k. The minutes from the Planning Commission Public Hearing and continued regarding EIR No. 92-04 and Project;

l. All documentary and testamentary evidence presented at the Planning Commission Public Hearing on EIR No. 92-04 and the proposed Project;
m. Planning Commission Resolution No. 93-17 recommending City Council certification of EIR No. 92-04 as amended by the Planning Commission, and adoption of the Project as amended by the Planning Commission;
n. Planning Commission Resolution No. 93-17;
o. The Administrative Report for the March 24, 1993 City Council Public Hearing and subsequent continuances on April 5th, April 21, and May 6, 1993 (the "City Council Public Hearing");
p. The Administrative Report for the April 5, April 21, and May 6, 1993 City Council Public Hearings;
q. The minutes from the City Council Public Hearing noted in item o. above;
r. All documentary and testamentary evidence presented at the City Council public hearing noted in item o. above;
s. This City Council Resolution No. 93-__ certifying EIR No. 92-04, dated November 1992, as amended by the City Council, with statements of Facts and Findings and Overriding Considerations, and adopting Comprehensive General Plan Update 92-05/Draft General Plan, dated November 1992, as amended by the City Council;
t. The Mitigation Monitoring Program (Exhibit C of this Resolution); and

C. Public Hearings for Comments on the Project and EIR

The following public hearings were held at which comments were received on the EIR and proposed project:

DATE	REVIEWING BODY
January 19, 1993	Planning Commission
January 25, 1993	Planning Commission
February 2, 1993	Planning Commission
February 8, 1993	Planning Commission
February 22, 1993	Planning Commission
March 2, 1993	Planning Commission
March 24, 1993	City Council
April 5, 1993	City Council
April 21, 1993	City Council
May 6, 1993	City Council

II. ALTERNATIVES EVALUATION

The CEQA Guidelines require that EIR's describe "a range of reasonable alternatives to the project, or to the location of the project which could feasibly attain the basic objectives of the Project, and evaluate the comparative merits of the alternatives." EIR No. 92-04 presents a comparative evaluation of four project alternatives. These are:

A. No project: Existing General Plan remains.
B. Theoretical General Plan Buildout.
C. Forster revised General Plan Buildout.
D. Policy General Plan Buildout.

A. No Project

The "no project" alternative is a default alternative required to be included in the analysis by CEQA Guidelines Section 15126 (d)(2). Adoption of the no project alternative would result in the City's existing General Plan remaining in place. The City Council finds that implementation of this alternative would not eliminate the significant adverse air quality, noise, land use (loss of underdeveloped land), biological resources and natural hazards (tsunami) impacts identified in EIR 92-04, but would eliminate the significant adverse circulation impacts identified for the "Theoretical General Plan Buildout" scenario identified in the EIR. The significant adverse circulation impacts are related to the "Theoretical General Plan Buildout" scenario, and not the "General Plan Policy Buildout Scenario" as adopted by the City Council. As a result, the significant circulation impacts will not occur with the adopted project, and the air quality, land use, biological resources and natural hazards impacts will occur with or without the proposed project.

Implementing the "no project" alternative cannot feasibly attain the project's objective of generating a comprehensive new General Plan that will guide local development, policy, and resource management into the twenty-first century. The City Council therefore finds that the no project alternative does not meet the project objectives.

B. Theoretical General Plan Buildout

The "Theoretical General Plan Buildout" scenario represents the total amount of development that could occur if all land within the City and its sphere of influence were to be developed to its maximum potential, irrespective of building site, infrastructure and service contracts, as well as, market demands. This scenario represents the worst case scenario. As with the no project alternative, the City Council finds that significant adverse impacts would be effected by the "Theoretical Buildout" scenario relative to air quality, noise, land use, biological resources and natural hazards. In addition, this scenario would result in unacceptable circulation capacity deficiencies at four locations and several roadway links could carry future traffic volumes exceeding identified ADT performance criteria. Thus, the impacts would continue to be significant, and would be worse than for the project as adopted by the City Council.

The City Council finds that the "Theoretical Buildout" scenario is unrealistic and unachievable given the fact that it does not consider site, service or infrastructure constraints, nor does it consider market demands. Notwithstanding this, the City Council finds that the potential adverse circulation impacts of this scenario are unacceptably high. The City Council therefore finds that this alternative cannot meet the project objectives and is therefore infeasible and/or has the potential to cause more severe adverse impacts and is therefore rejected on this basis.

C. Policy General Plan Buildout

The "Policy General Plan" scenario would result in reduced overall development capacities as compare[illegible] to the "Theoretical Buildout" scenar[illegible] since it does take into account the Project's de[illegible]ned transportation level of service st[illegible]rds, market forecasts to 2010, and the likelihood that existing sites developed with ecor[illegible]ally and physically viable commercial and industrial uses will be preserved regardless o[illegible]ner permitted densities. This scenario is assumed in the City Council's approval of the project, and certification of the EIR.

D. Forster Revised General Plan Buildout

Although presented in the Draft General Plan dated November, 1992, this alternative was not considered by the City Council because the existing Development Agreement between Centex and the City would not permit such a general plan amendment without the Development Agreement itself first being revised by mutual consent of Centex and the City. At this time, no formal applications for amending the Development Agreement have been submitted by either Centex or the City. Consequently, this alternative cannot be considered as feasible.

III. CONSIDERATION OF POTENTIAL ADVERSE IMPACTS

The California Environmental Quality Act (CQA) and the State CEQA Guidelines (Guidelines) promulgated pursuant thereto provide:

(a) "No public agency shall approve or carry out a project for which an EIR has been completed which identified one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding.

The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.

3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR (Section 15091 of the Guidelines).

(b) The findings required by subsection (a) shall be supported by substantial evidence in the record ... (Section 15901)."

A. Issues Found to Have No Potential For Significant Adverse Impact Based On The Initial Study and Notice of Preparation.

The Initial Studies and Notice of Preparation issued for the proposed project evaluated 21 environmental issues (categories) to determine potential project specific and cumulative impacts. Of these 21 issue categories, none were found to have no potential for significant adverse impact.

B. Mitigatable Impacts and Mitigation Measures

The analysis presented in EIR No. 92-04 determined that the issues discussed below can be fully mitigated to a level of insignificance by implementing the goals, objectives and policies contained Comprehensive General Plan Update 92-05/Draft General Plan. The impacts that can be mitigated to a level of insignificance by adopting and implementing the Project are as follows:

1. SOCIOECONOMICS

Potentially Significant Effect

Plan implementation will result in increased population and consequently place additional demands on public services and infrastructure. In addition, the provision of housing development within the Plan cannot feasibly or realistically account for all of the regional need assessed on the City of San Clemente.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

Implementation of the General Plan Policies will reduce the potential impacts to be a level of insignificance. See Section 6.3 of EIR No. 92-04, incorporated herein by this reference.

2. TRAFFIC/CIRCULATION

Potentially Significant Effects

Theoretical Buildout of the General Plan will result in unacceptable capacity deficiencies at four locations and several roadway links will carry future traffic volumes exceeding identified ADT performance criteria.

Although less than the Theoretical Buildout, the Policy Buildout and Revised Forster Alternative will result in one unacceptable intersection in the PM peak hour.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

Implementation of Plan policies and adoption of the Circulation Plan will reduce many traffic/circulation impacts. However, potentially extensive mitigation measures which cannot be specifically or accurately quantified would be required for the Theoretical Buildout. It may not be feasible to implement some of the required improvements or they may require capital expenditures which may not be funded.

Implementation of Plan Policies and adoption of the Circulation Plan will adequately mitigate traffic/circulation impacts from Policy Buildout and Forster Revised Alternative. See Section 6.4 of EIR No. 92-04, incorporated herein by this reference.

3. WATER SUPPLY AND DISTRIBUTION

Potentially Significant Effects

Plan implementation will result in increased demands on existing water supply and the need for water infrastructure improvements.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Implementation of Plan Policies will adequately mitigate water supply and distribution impacts to a level of insignificance. See Section 6.5 of EIR No. 92-04, incorporated herein by this reference.

4. SANITATION AND SEWAGE TREATMENT

Potentially Significant Effects

Plan implementation will result in the generation of additional sewage within the City that will increase demands on the existing sewage collection and treatment facilities.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

Although adverse impacts to sewage disposal and treatment are not considered significant. The proposed General Plan policies will assist in reducing the total amount of sewage generated by the city in the future. See Section 6.6 of EIR No. 92-04, incorporated herein by this reference.

5. STORM DRAINAGE

Potentially Significant Effects

Future Development under all three identified land use scenarios will result in the installation of impermeable surfaces in currently undeveloped areas, thereby increasing local runoff volumes and velocities which may exceed the capacities of existing storm drains. This is considered a potentially significant impact.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Provided the City's General Plan and the Specific Plans for the "inland ranches" of Rancho San Clemente, Forster Ranch, Talega and Marblehead are adopted and implemented, all potential storm drainage impacts will be reduced to a level of insignificance. See Section 6.7 of EIR No. 92-04, incorporated herein by this reference.

6. SOLID WASTE DISPOSAL

Potentially Significant Effect

Future growth and development allowed and projected under the Theoretical General Plan, Policy General Plan, or Forster Alternative will generate additional demands on the Prima Deshecha Canada Landfill. However, the Tri-cities Source Reductions and Recycling Element has determined that substantial landfill capacity will be available even after implementation of one of the three land scenarios.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

The policies contained within the General Plan represent a variety of mitigation measures that will assist in reducing the total amount of solid waste generated by the City in the future. If these policies are completely implemented, project-related impacts relative to solid waste disposal are not expected to be significant. See Section 6.8 of EIR No. 92-04, incorporated herein by this reference.

7. NATURAL GAS

Potentially Significant Effect

Creation of additional demand and usage of natural gas and construction of new distribution lines as development occurs in currently vacant areas.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

Implementation of the General Plan Policies will reduce the potential natural gas impacts to a level of insignificance. See Section 6.9 of EIR No. 92-04, incorporated herein by this reference.

8. ELECTRICITY

Potentially Significant Effects

Creation of additional demand and usage of electricity.

Potentially significant impact from upgrading and construction of necessary facilities.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Implementation of the General Plan Policies will reduce the potential electrical impacts to a level of insignificance. See Section 6.10 of EIR No. 92-04, incorporated herein by this reference.

9. POLICE SERVICES

Potentially Significant Effect

Creation of additional demand for sworn officers over the life span of Plan to maintain acceptable officer to population ratio.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

The policies listed in the General Plan and Growth Management Plan, will serve to mitigate any potential significant impacts to police services. See Section 6.11 of EIR No. 92-04, incorporated herein by this reference.

10. FIRE AND EMS

Potentially Significant Effects

Creation of additional demands for fire fighter personnel and equipment to maintain acceptable levels of service. See Section 6.11 of EIR No. 92-04, incorporated herein by this reference.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of ıding

The policies contained in the General Plan represent a variety of measures that will serve to alleviate potential impacts relative to fire and emergency medical service. See Section 6.12 of EIR No. 92-04, incorporated herein by this reference.

11. SCHOOLS

Potentially Significant Effects

Creation of additional students will place additional demands on the Capistrano Unified School District. In addition, conversion of the San Clemente High School site to a regional commercial center without designation of a suitable alternative site can be considered a significant impact.

Findings

1. Changes or alterations have bee: required in or incorporated into the project w avoid or substantially lessen the significant environmental effect as identified . EIR No. 92-04.

Facts in Support of Finding

Implementation of the General Plan Policies will reduce the potential impacts on schools to a level of insignificance. See Section 6.13 of EIR No. 92-04, incorporated herein by this reference.

12. PARKS AND RECREATION

Potentially Significant Effects

Increased demands for City parks and re ·ion facilities and sta ·ds.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Finding

The policies contained within the General Plan represent a variety of measures that will reduce impacts on parks and recreational facilities within the City to a level of insignificance. See Section 6.14 of EIR No. 92-04, incorporated herein by this reference.

13. AESTHETICS

Potentially Significant Effects

Potentially significant impacts due to loss of existing scenic views in the City, particularly in the inland ranch areas.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Implementation of General Plan policies will adequately mitigate adverse impacts to the City's visual resources. See Section 6.17 of EIR No. 92-04, incorporated herein by this reference.

14. CULTURAL RESOURCES

Potentially Significant Effects

Potentially significant impacts to archaeological resources primarily form development of Tailage, Forster Ranch, Rancho San Clemente, and Marblehead, Rancho San Clemente, and Marblehead Inland Specific Plans. Potentially significant impacts to historic resources primarily from the following development projects: Pier Bowl Redevelopment, Marblehead Coastal Specific Plan, North Beach Recreation Area, and possible construction of a Destination Resort located north of the North Beach Recreation Area.

Findings

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

The policies contained in the General Plan represent a variety of measures that will assist in reducing potential impacts to cultural resources to a level of insignificance. See Section 6.18 of EIR No. 92-04, incorporated herein by this reference. If these policies are completely implemented, project-related impacts to cultural resources would not be significant and therefore no additional mitigation measures would be required.

15. GEOLOGICAL, SEISMIC AND SOIL HAZARDS

Potentially Significant Effects

Approval and implementation of the Theoretical General Plan Buildout would result in a more or less standard outcome, that is, development in some areas would be done in relative freedom from significant geologic, seismic and soils constraints. Development in other areas would involve coping with a concentration of potential constraints where for example, landslides, faults, liquefaction-prone deposits and highly expansive soils and re found in proximity to one another.

Considering remaining undeveloped lands, there are different levels of potential geologic, seismic and soils constraints. Marblehead Coastal has the fewest potential constraints and Tailage the greatest. Marblehead inland has the next fewest potential constraints and Forster Ranch the second greatest; Ranch San Clemente is somewhat similar to Roster Ranch, but has a higher percentage of designated open space. What this general rating indicates is that a more substantial level of mitigation measures will be required at Tailage than Marblehead Coastal in order to not exceed the identified Thresholds of Significance.

Finding

1. Changes or alterations have been required in or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Full implementation of General Plan policies will adequately reduce adverse impacts to acceptable levels. See Section 6.19 of EIR No. 92-04, incorporated herein by this reference.

16. TOXIC AND HAZARDOUS MATERIALS/WASTE

Potentially Significant Effects

Implementation of the proposed plan will result in potentially significant impacts related to the use, generation, storage, transportation treatments, and disposal of toxic materials.

Findings

1. Changes or alterations have been require.. .n or incorporated into the project which avoid or substantially lessen the significant environmental effect as identified in EIR No. 92-04.

Facts in Support of Findings

Implementation of the General Plan Policies will reduce potentially Hazardous Waste and Materials impacts to a level of insignificance. See Section 6.22 of EIR No. 92-04, incorporated herein by this reference.

C. Unavoidable Impacts Which Cannot be Reduced Below a Significant Level

Despite the extensive policies in the proposed General Plan, five (5) categories of environmental impacts remain which cannot be mitigated below a significant level: 1) Land Use; 2) Air Quality; 3) Biological Resources; 4) Noise; and 5) Natural Hazards. These impacts and the measures proposed to minimize them to the degree feasible are discussed below:

1. LAND USE

Potentially Significant Effect

The amount of development generated by the proposed Plan has the potential of altering the character of the community. Through implementation of the Plan's policies relating to land use and urban design, there will be the creation of districts, intensification of use at key activity nodes, and an appropriate mix or balance of uses. These impacts are considered beneficial. No specific alternative high school site is identified in the General Plan.

Adoption and implementation of the General Plan, including its policies and objectives, will result in an irretrievable loss of currently undeveloped lands which are presently existing within San Clemente and its sphere of influence. The landform alteration necessary to implement the General Plan will significantly change the character of the City's inland areas and thus is considered an unavoidable adverse impact.

Finding

3. Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in EIR No. 92-04.

Facts in Support of Findings

Mitigation to the extent feasible, of land use impacts is achieved through adoption and implementation of the General Plan, as amended, including all implementation programs. The City Council finds that no additional measures are known that can reduce land use impacts for the proposed project without significantly interfering with the proposed project's objectives. See Section 6.2 of EIR No. 92-04, incorporated herein by this reference.

2. AIR QUALITY

Potentially Significant Effect

Plan implementation will exceed the SCAQMD's air pollution thresholds of construction related emissions for CO, ROG, NOx, SOx, and PM10. Air Quality emissions related to daily operations of the proposed General Plan will have significant and adverse impacts on long-term air quality in terms of NOx, SOx, and PM10.

Findings

3. Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in EIR No. 92-04.

Facts in Support of Findings

In addition to the policies identified in the General Plan, appropriate AQMD "Standard Mitigation Measures" and "Best Available Mitigation Measures" shall be implemented to reduce both construction related and operational air quality impacts. The City Council finds that no additional measures are known that can reduce air quality impacts for the Proposed Project without significantly interfering with the proposed project's objectives. See Section 6.15 of EIR No. 92-04, incorporated herein by this reference.

3. BIOLOGICAL RESOURCES

Potentially Significant Effects

Project implementation has the potential to substantially affect rare or endangered species of animal or plant or the habitat of the species; interfere or migratory fish or wildlife species; diminish habitat for fish, wildlife, or plants; and result in cumulatively significant impacts.

Findings

3. Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in EIR No. 92-04.

Facts in Support of Findings

Mitigation to the extent feasible of biological resources impacts is achieved through implementation of the General Plan, as amended, including all implementation programs. The City Council finds that no additional measures are known that can reduce biological resource impacts without significantly interfering with the proposed project's objectives. See Section 6.16 of EIR No. 92-04, incorporated herein by this reference.

4. NOISE

Potentially Significant Effects

Plan implementation will result in short-term noise impacts associated with construction activities. Increased traffic volumes will result in potentially significant noise impacts to residential areas located north of the freeway, particularly in the area of Vista Hermosa.

Plan implementation will result in significant noise impacts in the currently undeveloped inland ranch areas by increasing ambient noise levels by more than 5 decibels.

Findings

3. Specific economic, social or other considerations make infeasible th. .nitigation measures or project alternatives identified in EIR No. 92-04.

Facts in Support of Findings

Mitigation to the extend feasible of noise impacts is achirved through implementation of the General Plan, as amended including all imiplementation programs. The City Council finds that no additional measures are known that can reduce noise impacts without significantly interfering with the Proposed Project's objectives. See Section 6.21 of EIR No. 92-04, incorporated herein by this reference.

5. NATURAL HAZARDS

Potentially Significant Effects

Significant adverse impacts could occur from tsunami run-up in a worst case, locally generated event.

Findings

3. Specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in EIR No. 92-04.

Facts in Support of Findings

Mitigation to the extend feasible of potential tsunami impacts is achieved through implementation of the General Plan, as amended, the City Council finds that no mitigation measures in addition to Plan Policies are considered feasible or warranted at this time. See Section 6.20 of EIR No. 92-04, incorporated herein by this reference.

IV. SUMMARY

The City Council finds that all environmental issues except Land Use, Air Quality, Biological Resources, Noise and Natural Hazards (tsunami) can be mitigated below a significant level by adopting and implementing the Project as amended, including its goals, objectives, policies, and implementation programs identified in the above analysis of environmental issues. The City Council directs that the implementation or assurance of implementation of the General Plan is within the City's responsibilities and shall be carried out by the appropriate city staff.

City Council
Resolution No. ___
Exhibit B

SUMMARY STATEMENT OF OVERRIDING CONSIDERATIONS

A. Projects Benefits

In order to make a decision on whether to approve a project that will have an adverse environmental impact, the benefits of proposed project must be balanced against its unavoidable, significant adverse environmental impacts. "If the benefits of a propo project outweigh the unavoidable adverse environment effects, the adverse effects may be considered acceptable" (State CE guidelines, Section 15093(a)). Benefits from a project are defined as those improvements or gains to the community that wou not occur without the proposed project. The sections below briefly describe the most important economic, social, safety infrastructure and public service benefits identified as a result of implementing the Comprehensive General Plan Update as proposed.

1. The Land Use Element will, among other things, establish a balanced land use plan, resulting in increased net fiscal revenues and the preservation and expansion of significant open space resources.

2. The Urban Design Element will, among other things, preserve and enhance some of the most prominent public places in San Clemente.

3. The Economic Development Element will, among other things, ensure that ultimate buildout of the City, in accordance with the proposed landuse plan, will provide revenues to the City which will exceed costs associated with serving the land uses resulting in a financial gain to the City.

4. The Circulation Element will provide a transportation system for both vehicles and pedestrians that supports the Land Use Element of the General Plan and facilitates the safe and efficient movement of people and goods throughout the City while minimizing environmental impacts.

5. The Scenic Highways Element will help to ensure that the City's highway network creates and preserves significant public visual corridors.

6. The Utilities Element will help to ensure that the water quality, sanitation, storm drainage and solid waste needs of the community are met.

7. The Public Facilities and Services Element will help to ensure that the police, fire, educational and cultural needs of the community are met.

8. The Parks and Recreation Element will help to ensure that adequate parkland and recreational amenities are available to the community.

9. The Growth Management Element will help to ensure that new development does not exceed infrastructure and service capacities.

10. The Natural and Historic/Cultural Resources Element will help to maintain the visual character of the City and preser its significant historic and biological resources.

11. The Energy Element will help to minimize transportation related and structural related energy consumption.

12. The Geologic, Seismic and Soil Hazards Element will help to avoid and/or mitigate risks related to geologic, seismic an soils issues.

13. The Natural Hazards element will help to protect the community from unreasonable risks associated with natural hazards.

14. The Noise Element will help to protect the community from unacceptable noise impacts.

15. The Hazardous Materials Element will help to protect the community from risks associated with the use, storage and transport of hazardous materials.

16. The Nuclear Element will help to protect the City against nuclear incidents at the nearby nuclear generating station.

B. Overriding Considerations

The City Council findings set forth in Exhibit A have identified all the adverse environmental impacts and the feasible mitigation measures which reduce those impacts to insignificant levels, and have analyzed the reasonable project alternatives to determine whether such alternatives might reduce or eliminate significant environmental effects. Significant environmental effects which cannot be substantially mitigated to insignificant levels will occur if the proposed project is approved and implemented. CEQA provides that a Lead Agency (the City in this case) may approve a project despite the occurrence of significant environmental impacts if it determines that such impacts are acceptable when balanced against benefits of the proposed project (CEQA Guidelines Section 15093). This section sets forth the factors included in the City Council's considerations.

The City Council has evaluated two (2) alternatives to the approval of the proposed Project; "No Project" and "Theoretical Buildout". These alternatives are described in EIR 92-04 which is hereby incorporated by reference. The City Council has analyzed each of these alternatives to determine whether and to what extent they minimize or eliminate any significant environmental effects caused by implementation of the Project and whether and to what extent they meet the proposed Project objectives. The City Council finds that these alternatives do not significantly decrease the environmental impacts caused by the Project's implementation and/or do not sufficiently meet the Project objectives.

The City Council has reviewed the entire record, all public comments and findings for the certification of the Project EIR No. 92-04. The City Council has identified potential significant environmental effects for which feasible mitigation measures are available to lessen such effects to a level of insignificance.

The City Council has identified five (5) potentially significant environmental effects that cannot be substantially mitigated to a level of insignificance; those being land use, air quality, biological resources, noise and natural hazards. These effects are described in EIR 92-04 and are hereby incorporated by reference. Despite their inability to fully mitigate environmental impacts, the City Council hereby adopts Comprehensive General Plan Update 92-05, dated November 1992, in its entirety as amended by the City Council. The policies in the General Plan will minimize the identified environmental effects to the fullest extent feasible.

The City Council has identified the benefits to public safety and other benefits (see Section A of this statement) which will result from implementation of the proposed Project. The City Council has balanced the substantial benefits from approval and implementation of the proposed project against the identified significant adverse environmental effects of the proposed project. The City Council finds that the social, economic, public safety, public service and infrastructure benefits identified herein override the identified adverse environmental effects.

City Council
Resolution No. ___
Exhibit C

Mitigation Monitoring and Reporting Plan

In compliance with Public Resources Code Section 21081.6 (enacted by passage of AB3180 [Cortese]), public agencies approving projects which have the potential to cause significant environmental impacts must adopt a reporting and monitoring program for adopted or required changes to the proposed project to mitigate or avoid the significant effects. The proposed San Clemente General Plan incorporates policies and implementation programs which, except where specifically stated in Appendix A, the Statement of Overriding Considerations, will mitigate environmental impacts resulting from buildout of the General Plan. To ensure proper implementation of the General Plan policies the community Development Department shall "review the General Plan on an annual basis". (Objective 1.33, Policies 1.33.1 - 1.33.5, Implementation Measure I 1.24) and shall report to the Planning Commission and/or City Council regarding the status of the Plan's implementation.

San Clemente Vision

CITY OF
SAN
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THE VISION FOR SAN CLEMENTE

The General Plan establishes a Vision of the future of the City of San Clemente and prescribes goals and policies to manage growth and development to achieve that Vision. The General Plan for San Clemente was prepared in the context of promoting the City's adopted Mission Statement. Topics covered in the General Plan include land use and open space, urban design, economic development, circulation, scenic highways, water supply, sewage collection, storm drainage, solid waste disposal, police service, fire/EMS service, marine safety, education, civic institutions, cultural facilities, parks and recreation, growth management, biological resources, aesthetic resources, cultural/historic resources, mineral resources, soil resources, energy conservation, geologic hazards, flooding hazards, marine hazards, noise, hazardous materials and nuclear hazards. The following is a brief overview of the General Plan's key policies that form the Vision.

A. General Land Use Policies

The General Plan promotes a balanced range of land uses to provide for the basic needs of existing and future residents of San Clemente. Assuming build out of the land uses designated in the Land Use Element of this General Plan, San Clemente will have an ultimate population of approximately 61,000 and a jobs/housing ratio of 1.03. (Over one job in the City per built dwelling unit.)

B. Residential Land Use Policies

The General Plan provides for the preservation of the fabric of existing residential neighborhoods throughout the City, retaining existing single family districts and multi-family clusters. In the built areas of the City, only the immediate downtown area (approximately between Avenida Pico and Trafalgar Lane) would realize any significant changes in densities as existing properties zoned for multi-family development continue to build out to their maximum potential.

The majority of new single and multi-family residential development will occur on the vacant lands in the Forster Ranch, Rancho San Clemente, Talega and the Marblehead Coastal area.

General Plan policy provides for the accommodation of housing in mixed-use structures integrated with retail and/or office commercial in designated areas, as well as, the provision of housing for those with special needs, such as low income households, senior citizens and the physically challenged.

C. Commercial Land Use Policies

General Plan policy provides for the retention of the City's existing commercial core areas, in addition to the attraction and accommodation of an expanded range of retail and office commercial uses which are not currently found in San Clemente, but are necessary to support the daily need of residents. This is intended to reverse the current imbalance wherein residents must commute to adjacent jurisdictions to acquire many basic commercial goods and services.

Based upon market forecasts, General Plan policy provides for the recycling of the San Clemente High School site for a major regional commercial facility, and allows for the development of a number of other sites to be developed or recycled for an automotive center and other regional commercial uses. (The existing high school would be relocated to a site within the inland ranches.)

The General Plan designates several key districts in San Clemente as pedestrian oriented gathering places for the community's activities and interactions. These districts include the downtown area (flanking Del Mar and El Camino Real), the Pier Bowl, North Beach and the Inland Town Center. These areas would be characterized by their retail shopping, restaurants and outdoor cafes, entertainment, and similar high intensity activities. In some cases, residential would be accommodated above the lower level commercial uses in "mixed-use" structures.

The General Plan also sets forth policy to ensure that automobile-related uses are compatible with the neighborhood or district in which they are located. Auto-service and repair uses such as minor repair shops, tire and automotive supply stores, car washes, and lube and tunes are permitted in most commercial zones, except those located on El Camino Real, adjacent to land with the General Plan designation of single family residential, and those zones intended to promote pedestrian activity.

D. Industrial Land Use Policies

Approximately 60 acres of lands are designated for the accommodation of industry, business park, and similar uses which provide employment opportunities for the City's residents. Policy provides for the Rancho San Clemente Business Park to continue to build out, new business park sites to be located in Talega and Forster Ranch, and for the Los Molinos Industrial area to be developed as a unified, well designed business park.

E. Coastal and Recreation Related Land Use Policies

Land use policies provide for the accommodation of uses which attract visitors to the City and serve residents, capitalizing on the unique and distinctive recreational assets of the City, including its beaches, ocean, hillsides, and canyons. Among these are recreational-oriented mixed-use developments at the Pier Bowl and North Beach, existing and new golf courses, destination resorts in Talega and on the Marblehead Coastal site, and expanded beach front recreational use in North Beach at the site of the existing trailer park, on the ocean side of Pacific Coast Highway.

F. Open Space and Land Use Policies

An extensive network of parks, passive open spaces, and recreational trails are provided for by the Plan's policy.

G. Spanish Colonial Architecture

General Plan policy provides for the establishment of visually distinct districts containing structures characterized by the Spanish Colonial Revival architectural design style reflecting San Clemente's historical buildings. Those areas required to utilize Spanish Colonial architecture include the existing Downtown Commercial District, North Beach and the Pier Bowl, as well as, the proposed Rancho San Clemente Town Center.

H. Downtown San Clemente

The downtown area will be continued as the symbolic "core" of the City, maintaining its pedestrian-oriented "village" character. Community and tourist serving commercial, as well as, public uses are accommodated. Outdoor and courtyard cafes, flower sales, and similar uses are encouraged. Policy provides for residential units to be permitted on the upper floors of commercial establishments to enhance the area's pedestrian activity. Conversely, office uses are discouraged, and residential uses are prohibited on the street facing, ground

floor location of buildings in this area. The development of one or more shared parking facilities is encouraged. Physically, future development will occur as infill.

I. North Beach

Plan policy provides for the revitalization of the North Beach area as a community and visitor serving mixed use, high activity center of the City. Tourist commercial uses including a transit/commuter rail station are permitted, and the land area which currently houses a mobile home park (Capistrano Shores) is designated to revert back to public beach.

J. Pier Bowl

Plan policy provides for the continuation of the Pier Bowl as a high activity, pedestrian-oriented mixed use center serving the community and tourists capitalizing on its beach location and proximity to the San Clemente Pier. The primary elements of the Plan's policy include the following:

- Retain the existing municipal parking lot and its viewshed to the ocean across the parking lot. Allow for a subterranean parking facility.

- Allow for the development of overnight accommodations, restaurants, cultural facilities, and/or residential units in concert with the preservation of the Casa Romantica and its views to the ocean.

    - Allow for the redevelopment of the Beachcomber Hotel for overnight accommodations and coastal-oriented retail in concert with public amenities. Allow for the possible reuse of the Robison property for coastal oriented commercial and/or residential uses.

    - Allow for the development of the Alameda property with commercial and/or residential uses which are sited to conform to the natural topography.

K. El Camino Real

The El Camino Real will continue to serve as the City's primary commercial corridor. Unsightly and economically inferior "strip" type development is discouraged. Plan policy differentiates El Camino Real into sub-districts. Some areas are designated exclusively for pedestrian-oriented uses (North El Camino Real/North Beach and the Downtown area), some permit residential uses or commercial (El Camino Real south of the I-5), and others allow for a broad range of auto-oriented commercial and office uses.

L. Existing Civic Center Site

Plan policy provides for the continued use of the existing Civic Center for governmental uses.

M. Hospital Site

Plan policy provides for the continued use and intensification of the hospital and adjacent properties.

N. Shorecliffs Golf Course

Plan policy permits the development of a hotel and ancillary facilities to support the existing golf course.

O. Marblehead Coastal

Plan policy provides for the development of the Marblehead Coastal site as a destination resort, containing a hotel, golf course, restaurants, ancillary facilities, approximately 300 residential units, and a public park linked by pedestrian paths to the North Beach mixed-use center. Plan policy permits the off site replacement of the site's existing riparian habitat (coastal canyons) contingent on the site's development as a destination resort. Should alternative land uses be proposed, the issue of whether to allow off site mitigation for elimination of the coastal canyons, instead of on site preservation, must be reconsidered.

P. Ranchlands Planned Communities

Plan policy provides for the development of the City's ranchlands (Rancho San Clemente, Forster Ranch, Talega and Marblehead Inland) as distinct communities containing a balance of housing, employment/industry, commercial, entertainment, recreation, education, cultural, and open space uses. Standards provide for the linkage of the uses through the implementation of common pedestrian, biking, and equestrian trails, street landscape, signage, and architecture. Policy provides that development be designed and sited to protect significant natural environmental and visual resources.

Q. Circulation

The General Plan includes a Circulation Plan that is in balance with the City's Land Use Plan. The purpose of the Circulation Plan is to ensure adequate circulation capacity and a desireable level of service at all streets and intersections in San Clemente. In addition to defining the future street network configuration of the City, the Circulation Plan sets forth policy that supports the development of planned regional transportation facilities such as the proposed Foothill Transportation Corridor (Modified C Alignment), and a Transportation Demand Management system. The Circulation Plan also provides for City-wide bicycle and pedestrian routes, parking facilities and the development of alternative modes to automobile travel.

R. Linkage of Development with Market Demands/Economic Development

Plan policy provides for the establishment of incentives and pro-active programs to maintain existing and attract new commercial and industrial (i.e., jobs generating) development to the City to sustain an adequate revenue base to cover public service and capital costs. In addition, General Plan policy calls for maximizing the City's market potential by generating cumulative growth which provides net fiscal gains, maintaining and enhancing existing commercial cores and increasing tourist-supported commercial activity.

S. Linkage of Development with Infrastructure and Public Services/Growth Management

Plan policy requires the provision of infrastructure and public services of sufficient capacity to support the demands attributable to the uses accommodated by this General Plan. The timing of new development is required to be coordinated with the implementation of adequate infrastructure and services. This includes the circulation, water delivery and sewage treatment systems, as well as, police, fire and other governmental services.

T. Land Use Compatibility

Plan policy requires that commercial and industrial developments incorporate buffers, setbacks, and other design elements which prevent impacts on adjacent land uses, with particular emphasis on the protection of residential neighborhoods. For uses whose operations inherently may conflict with residences (e.g., alcohol sales, adult book stores) the Plan's policies authorize the City to place locational and hours of operation controls.

U. Environmental Quality

Plan policy provides that development be designed and sited to prevent impacts on the City's significant environmental resources. Further, policy provides for the participation of the City of San Clemente with other cities and agencies in addressing regional environmental problems (e.g., air quality, solid waste management, and sensitive habitat preservation).

V. Cultural and Historical Resources

Plan policy promotes the preservation and restoration of the sites, structures and districts which have architectural, historical, archaeological and/or cultural significance to the City of San Clemente.

W. Related Planning Programs

Plan policy requires continued implementation of policies and standards contained in individual planning documents and programs previously adopted by the City (provided that they are consistent with the General Plan) for the purpose of addressing the City's physical and social needs (e.g., the Regional Circulation Funding and Phasing Program, Parks and Recreation Master Plan, Urban Design Guidelines, Master Plan for Scenic Corridors, Hillside Development Ordinance, etc.).

Introduction

CITY OF
SAN
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GENERAL
PLAN

I. INTRODUCTION

A. Statutory Requirements

California State law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its development. It must contain seven elements including land use, circulation, housing, conservation, open space, noise, and safety. In addition, it permits the inclusion of other elements which address specific needs and objectives of the city.

B. Role and Purpose of a General Plan

The General Plan is the foundational policy document of the City of San Clemente. It defines the framework by which the City's physical and economic resources are to be managed and utilized over time. Decisions by the City in regard to the use of its land; design and character of buildings and open spaces; conservation of existing and provision of new housing; provision of supporting infrastructure and public and human services; protection of environmental resources, protection of residents from natural and man-caused hazards; and allocation of fiscal resources are guided by the Plan. The General Plan acts to clarify and articulate the City's intentions with respect to the rights and expectations of the general public, property owners, and prospective investors and business interests. Through the Plan, the City can inform these groups of its goals, policies, and development standards, thereby communicating what is expected of the City government and private sector to meet its objectives.

C. Other Requirements

In addition to the General Plan requirements, a number of other state and county legislative actions and ballot initiatives have resulted in the need to establish local policy and programs to address specific development and environmental issues. As a result of Measure M, the County of Orange requires the preparation of local growth management elements to enable receipt of the voter-approved funds for local highway and other transportation improvements. Its scope and content are defined by County guidelines and subject to it's review and approval. The County further intends that this element will satisfy state requirements for the preparation of local congestion management plans to access Proposition 111 transportation improvement funds.

State of California legislation (AB2948, Tanner) authorized the preparation of county wide hazardous waste management plans and local incorporation of applicable portions of the county plan into a City's general plan (and zoning ordinances).

D. Purpose of the San Clemente General Plan Update

The City of San Clemente's General Plan was last comprehensively updated in 1982. Since that time, considerable growth has occurred, new issues have emerged, and community objectives regarding the management of new development and conservation of natural resources have evolved. Consequently, it is necessary to update General Plan policy and programs to, not only reflect current conditions, but accurately reflect the prevailing vision and objective of the City's residents, property and business owners.

This General Plan, including its policies and programs, was developed in the context of promoting the City's adopted Mission statement.

Mission Statement

The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:

> *Maintaining a safe, healthy atmosphere in which to live, work and play;*
>
> *building development to ensure responsible growth while preserving and enhancing our village character unique environment and natural amenities;*
>
> *providing for the City's long-term stability through promotion of economic vitality and diversity...*

Resulting in a balanced community committed to protecting what is valued today while meeting tomorrow's needs.

E. Organization and Content of the General Plan

1. Document Structure

The General Plan for the City of San Clemente contains each of the seven elements required by State law in addition to a Coastal Element required by the Coastal Act. The Housing and Coastal Elements are provided under a separate cover. In addition to the mandated elements, this General Plan incorporates the Growth Management Element to satisfy Orange County Measure "M" and State of California Proposition 111 requirements, and a Hazardous Waste Management Element to meet the requirements of the State Tanner legislation. Additionally, it incorporates elements addressing four other key issues in the City: urban design; economic development, utility infrastructure and public services, and parks and recreation.

As defined by the State General Plan Guidelines, the mandated and optional elements often overlap in subject matter and policy. To avoid potential redundancy and confusion as well as provide a cohesive and consistent approach to issues, the City of San Clemente General Plan is organized by resource topic rather than each of the mandated and optional elements. The following table indicates the organization of topics for the San Clemente General Plan and how they correspond to the State-mandated and optional elements:

Topics/Elements	State Mandated Element	"Optional" Element
Chapter One: Community Development		
1.0 Land Use*	Land Use/Open Space	Urban Design
2.0 Urban Design		Urban Design
3.0 Economic Development		Economic Development
Housing*	Housing	
Coastal*	Coastal	
Chapter Two: Infrastructure and Community Services		
4.0 Circulation	Circulation	
5.0 Scenic Highways	Circulation	
6.0 Utilities		Utilities/Public Services
7.0 Public Facilities and Services	Safety	Utilities/Public Services
8.0 Parks and Recreation	Open Space	Parks and Recreation
9.0 Growth Management		Growth Management
Chapter Three: Environmental Resources		
10.0 Natural and Historic/Cultural Resources	Conservation/Open Space	
11.0 Energy Conservation	Conservation	
Chapter Four: Hazards		
12.0 Geologic, Seismic & Soils Hazards	Safety/Open Space	
13.0 Natural Hazards (Flooding and Marine)	Safety	
14.0 Noise	Noise	
15.0 Hazardous Materials and Uses	Safety/Land Use	
16.0 Nuclear	Safety	

* The Housing Element and the Coastal Element are provided under a separate cover.

2. Element Structure

Each General Plan topic/element contains the following subsections:

I. Statutory Requirements
II. Opportunities and Constraints (Issues)
III. Overview of the Element's Policies
IV. Goals, Policies, and Objectives

(a) Goals
The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

(b) Objectives
A measurable goal.

(c) Policies
A specific statement guiding action and implying clear commitment.

V. Implementation Programs

Actions, procedures, or techniques that carry out the general plan policy through implementing a standard. Each policy is linked to a specific action oriented implementation program.

IV. Glossary (Provided where appropriate)

F. Relationship Among General Plan Elements

As a comprehensive strategy for the management of a city's diverse physical, economic, and social resources, there is a high level of interrelationship among the topics and elements of the General Plan. The Land Use Element provides for the types, density/intensity, design, and distribution of commercial residential and industrial development as well as public and private open space. The Housing Element provides for the manner in which existing housing will be conserved and new housing will be produced, in context of the areas permitted for development by the Land Use Element. The Economic Development Element provides for the manner in which the uses accommodated by the Land Use Element will be attracted to the City and maintained at a high level of productivity over time. The Urban Design Element provides for the type and design of open spaces which are the linkages between private and public buildings. The Circulation and Growth Management Elements identify the types of and specify the means by which public infrastructure will be provided to support the uses accommodated by the Land Use Element. The Public Facilities and Services and Parks and Recreation Elements define the range of services needed to support the City's residents, businesses, and visitors. The Environmental Resources Element (Natural Resources and Energy Conservation) defines policy for the protection of significant resources in context of new land use development. The Hazards Element (Geologic, Seismic, and Soil Hazards, Hazardous Materials and Uses, Noise, and Natural Hazards) provides for the protection of humans and uses from the adverse effects of natural and man-caused hazards.

G. Monitoring and Update of the General Plan

The State recommends that the short-term portions of the General Plan be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding

sources, and the results of monitoring the effectiveness of past decisions. The City's Planning Commission is required to report annually to the Council on the status of the Plan and progress made in its implementation. The Housing Element must be reviewed and updated at least every five years. The State also recommends that the entire plan be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and technological advances. Plan amendments are limited to a maximum of four times per year, consistent with the requirements for a General Law City such as the City of San Clemente.

H. Relationship To Other Documents/Planning Programs

1. General Plan Update Environmental Impact Report

   In accordance with the requirements of the California Environmental Quality Act, a separate document has been prepared discussing the environmental impacts anticipated upon implementation of this General Plan and proposed mitigation measures.

2. General Plan Update Technical Background Report

   The Technical Background Report is a corollary document to the General Plan. Published in March 1991, it presents extensive discussion and analysis of the existing conditions in San Clemente pertaining to each topic contained in this General Plan.

3. City of San Clemente Zoning Ordinance

   The principal method for the implementation of the General Plan Land Use Map is the Zoning Ordinance. Upon adoption of this General Plan, the City will initiate a comprehensive zoning amendment to update the Zoning Ordinance for consistency with the General Plan. The City's Zoning Map will also be updated to be consistent with the adopted Land Use Map. Together, the Zoning Ordinance and the Zoning Map will identify specific types of land use, intensity of use and development standards applicable to specific areas and parcels of land within the City.

4. Sign Ordinance/Sign Design Guidelines

   Minimum standards for signage type, location and size are contained in the City's Sign Ordinance. Guidelines for design and color are contained in the City's Sign Design Guidelines. These documents are separate from the City's Zoning Ordinance.

5. Planned Communities/Specific Plans

   Contained within the City are five large tracts of land whose permitted use and density are subject to the provision of specific plans which have been or will be adopted by the City. The four approved specific plan areas are Rancho San Clemente, Marblehead Inland, Talega, and Forster Ranch (see **Figure 1**). A fifth area, Marblehead Coastal has yet to have a Specific Plan approved. Unless exempted through a development agreement or other legal mechanism, specific plans are required by law to be consistent with adopted General Plan policy.

6. Hillside Development Ordinance

   The Hillside Development Ordinance sets forth standards for ridgeline preservation and aesthetic consideration for hillside development in designated areas of the City.

7. Local Coastal Program

Portions of the City of San Clement lie within the Coastal Zone as designated by the California Coastal Act. As such, the City is required to adopt a Local Coastal Program, including a Coastal Element. Upon adoption of this General Plan, the City will initiate an update of its Coastal Element to ensure consistency between all of the elements of the General Plan. The Coastal Element is subject to the approval of the California Coastal Commission.

8. Parks and Recreation Master Plan

The Parks and Recreation Master Plan is one of the primary implementation tools for the Parks and Recreation Element of the General Plan. The Master Plan prescribes locations, functional type and facility standards for public parks and recreation facilities in San Clemente, as well as, funding mechanisms and phasing.

9. Master Landscape Plan for Scenic Corridors

The Master Landscape Plan for Scenic Corridors (MLPSC) establishes a unified landscape program for the designated scenic highways in San Clemente which link the existing City with the four developing inland ranch areas (Rancho San Clement, Marblehead Inland, Forster Ranch and Talega). The MLPSC is one of the primary implementation tools for the Scenic Highways Element of the General Plan.

10. Urban Design Guidelines for San Clemente

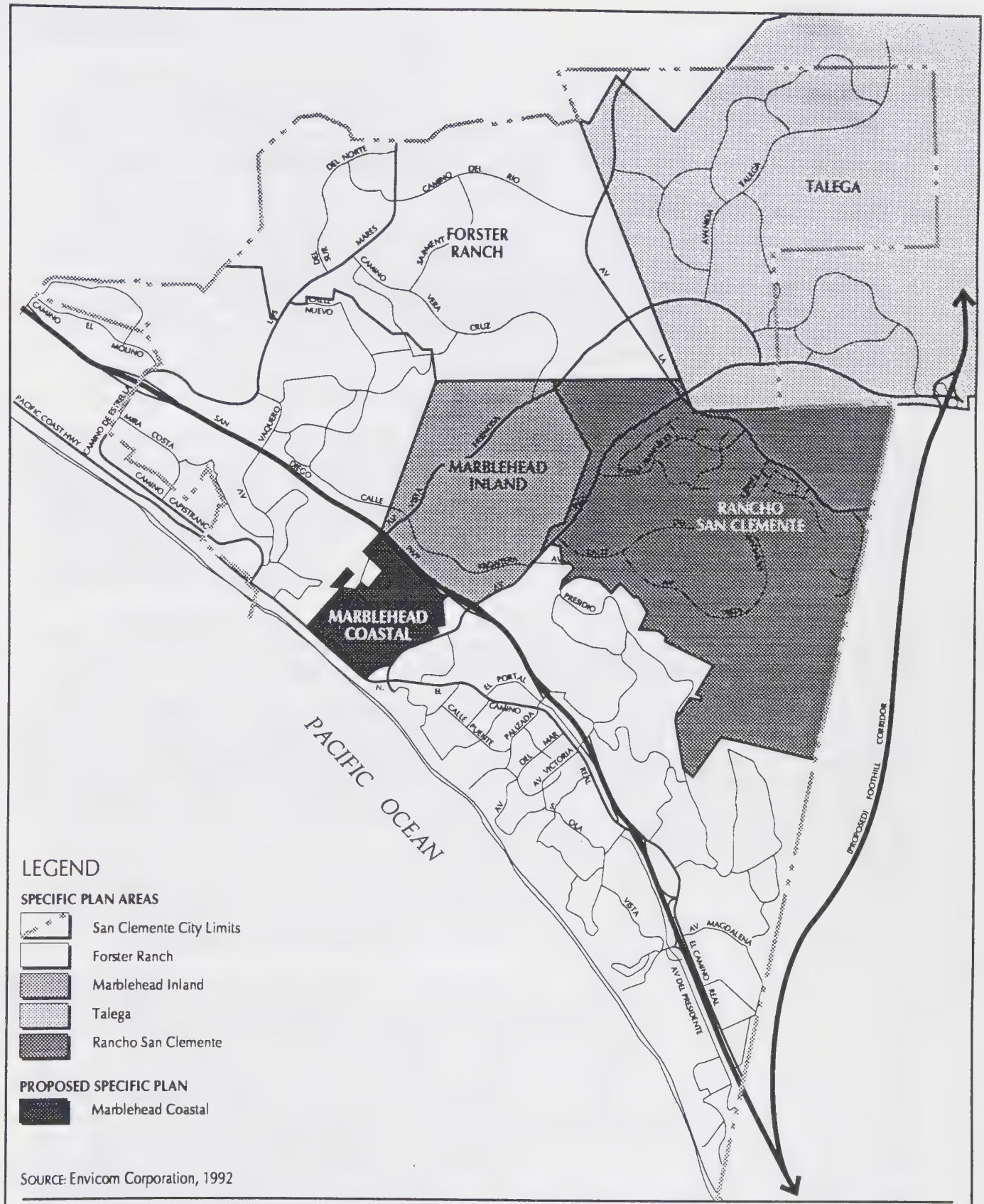
The Urban Design Guidelines apply to new development in the City, outside of the specific plan areas which have their own adopted design guidelines. The guidelines prescribe general guidelines for architecture, scale, massing, site design and streetscape. The Guideline document is the primary implementation tool for the Urban Design Element of the General Plan.

11. Regional Circulation Funding and Phasing Program

The Regional Circulation Funding and Phasing Program (RCFPP) is the primary implementation tool for the Circulation Element of the General Plan. It identifies major circulation improvements needed to accommodate future development in accordance with the General Plan Land Use Map, and dictates funding and phasing programs to ensure adequate circulation facilities.

12. The Master Plan of Arterial Highways

The City of San Clemente coordinates with the County of Orange to ensure consistency between the County's Master Plan of Arterial Highways and the City's Circulation Plan.



SOURCE: Envicom Corporation, 1992

PLANNED COMMUNITIES SPECIFIC PLAN

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

FIGURE 1

13. Water, Sewer and Drainage Master Plans

    These master plans set forth the phasing and funding mechanisms needed to ensure adequate water, sewer and drainage facilities as the City develops. The master plans are the primary implementation tools of the Public facilities, Utilities and growth Management elements.

14. Regional Planning Programs

    The City participates in voluntary regional planning programs, as well as, mandated programs. The General Plan sets forth policy to ensure consistency with these plans and programs where appropriate. Program participation includes Measure M, Proposition 111, the Orange County Hazardous Waste Management, Jobs Housing Balance, Air Quality, Fair Housing, Growth Management and the State's Natural Community Conservation Planning Program (NCCP).

I. Community Participation In The General Plan's Preparation

The preparation of the City of San Clemente General Plan involved an extensive program of community involvement. Its central focus was a 25 member advisory committee (GPAC) appointed by the City Council composed of residents, business persons, interest group spokespersons, and representatives from the City Council, Planning Commission, and other City organizations. A number of GPAC members had previously served on the Growth Management and Urban Design Advisory Committees. The GPAC participated in 22 meetings during the Plan's formulation, beginning in November, 1990. While the meetings were intended for the conduct of GPAC business, residents were encouraged to speak at each.

Workshops targeted at the participation of the entire community were conducted during December, 1990 and June 1991, November 1992, and January 1993.

The purpose of the first workshop was to solicit input regarding the land use issues, constraints and opportunities that exist in San Clemente. Over 200 community members, land and business owners attended. The workshop comments were summarized and subsequently utilized by the General Plan Advisory Committee, Staff and the consultant to formulate the Goals of the General Plan Land Use Element. From these goals, the GPAC further defined objectives, policies and specific implementation programs. Copies of the summarized comments are available for review through the San Clemente Planning Division.

At the second workshop, where again over 200 community members attended, the draft goals, policies and programs of the Land Use Element were presented. Feedback was utilized to polish the goals and policies, and further comments were solicited regarding the remaining elements that were to be drafted for the General Plan.

The primary purpose of the third and fourth citywide workshops was to present the draft General Plan and Environmental Impact Report prior to commencement of the public hearing and adoption process.

The formal public hearing and adoption process for the General Plan consisted of six (6) public hearings before the Planning Commission, and another four (4) public hearings before the City Council. The City Council adopted the Planning Commission recommended General Plan with further modifications, on May 6, 1993 (City Council Resolution No. 93-32). Following adoption, public verification copies of the Final General Plan and EIR were circulated for public review. The City Council confirmed the accuracy of the public verification copy of the General Plan and EIR with changes, on August 4, 1993.

J. General Plan Location and Regional Setting

1. Location

The City of San Clemente is located at the southwestern tip of Orange County along the Pacific Coast, approximately midway between Los Angeles and San Diego. **Figure 2** depicts the relationship of San Clemente to the urban areas of Orange and Los Angeles counties. The City is bounded geographically by the foothills of the Santa Ana Mountains to the northwest, San Mateo Creek to the east, the Pacific Ocean to the southwest, and San Juan Creek to the northwest. The northwest boundary follows the irregular city limits shared with the City of San Juan Capistrano and Dana Point. The southern boundary is shared with the Camp Pendleton Marine Reservation. The City limits approximately describe a triangular shape with a base that extends along the coast for approximately seven miles and extends inland approximately five miles as depicted in **Figure 3**. The City corporate limits contain an area of 17.1 square miles.

The Sphere of Influence for the City of San Clemente is defined as that land outside of a City's boundary that has been approved by the Local Agency Formation Commission (LAFCO) to be included in the City's planning efforts for possible future annexation. The City's Sphere of Influence, depicted in **Figure 4**, was defined to encompass the portion of the Talega Specific Plan that extends beyond the City limits.

2. Regional Location

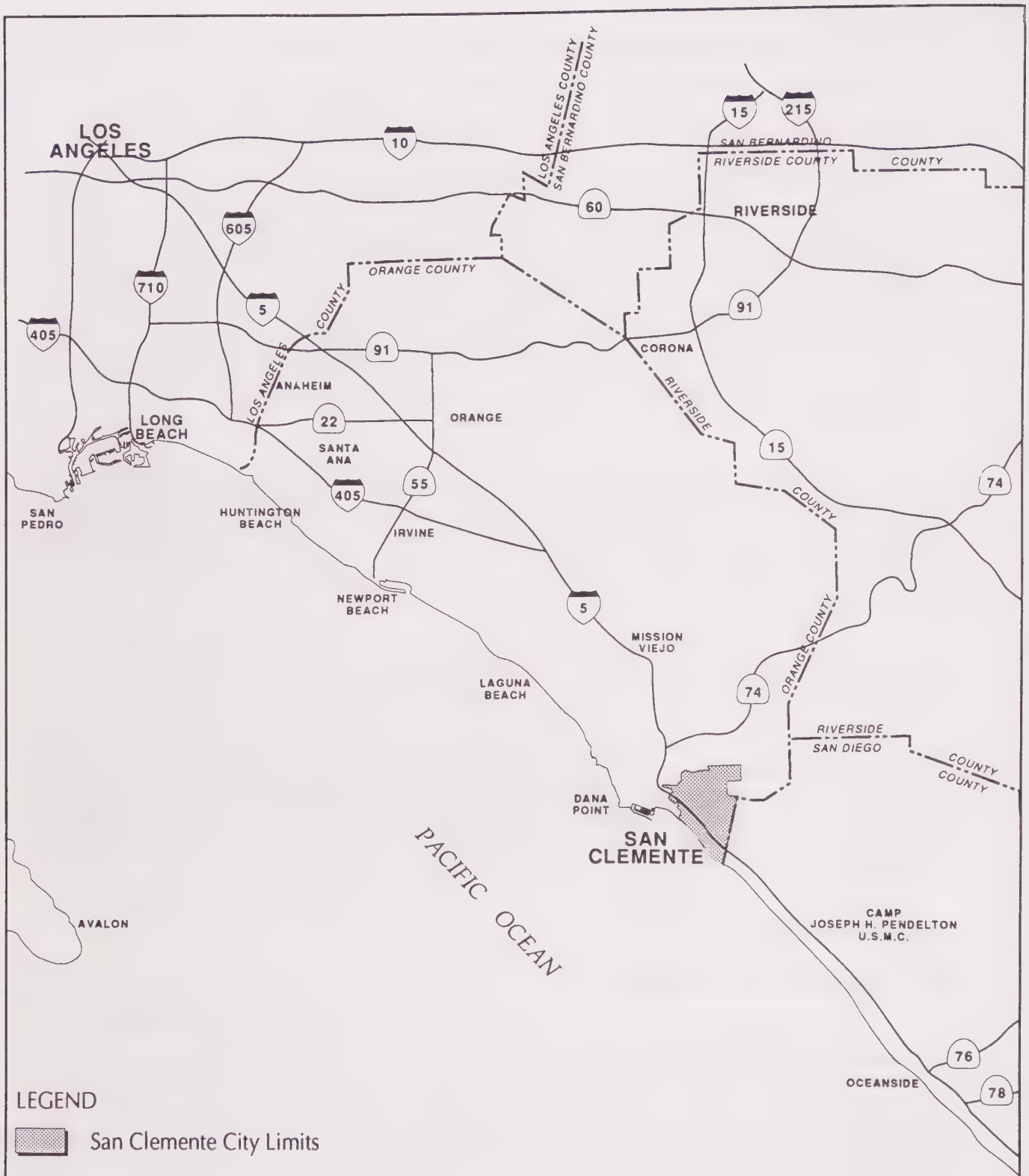
The City of San Clemente, through its location at the southern edge of urbanized Orange County, is accessible to the surrounding communities and beyond through a limited network of major and secondary arterials. The San Diego Freeway (I-5) is the primary north-south linkage through the City and parallels the coast at a distance ranging from approximately 1/2 mile to one mile inland. It provides access to urban areas of Orange County and Los Angeles to the north and provides the only access to the south through Camp Pendleton to San Diego. In an alignment that roughly parallels the freeway, Pacific Coast Highway abuts the coast through the northern half of the City, then changes to El Camino Real as it climbs southwest to intersect with the I-5 freeway; from there, it parallels the freeway alignment to its termination at Cristianitos Road. The primary east-west circulation routes are Avenida Pico and Avenida Camino de los Mares. The City's single connection to urban areas east of the Cleveland National Forest is the Ortega Highway, which intersects I-5 approximately three miles north of the corporate limits.

II. COMMUNITY HISTORY

Incorporated in 1925, San Clemente has a unique history as a planned community developed under the initial leadership of its founder, Ole Hanson.

Ole Hanson's original vision for San Clemente was based on a profound realization of the potential that the City's ocean-front location, climate, regional location and topography offered. His understanding of the City's attributes was coupled with a strong conviction about what kinds of activities, places, architecture and landscape could contribute to the "art of living".

As a consequence, the original building and infrastructure of the City were designed to compliment the land. The basic infrastructure of Hanson's planned City included a commercial core, beautifully landscaped residential areas and a range of community serving facilities such as the Pier, parks, the Community Center and the Ole Hanson Beach Club still standing today. These



LEGEND

San Clemente City Limits

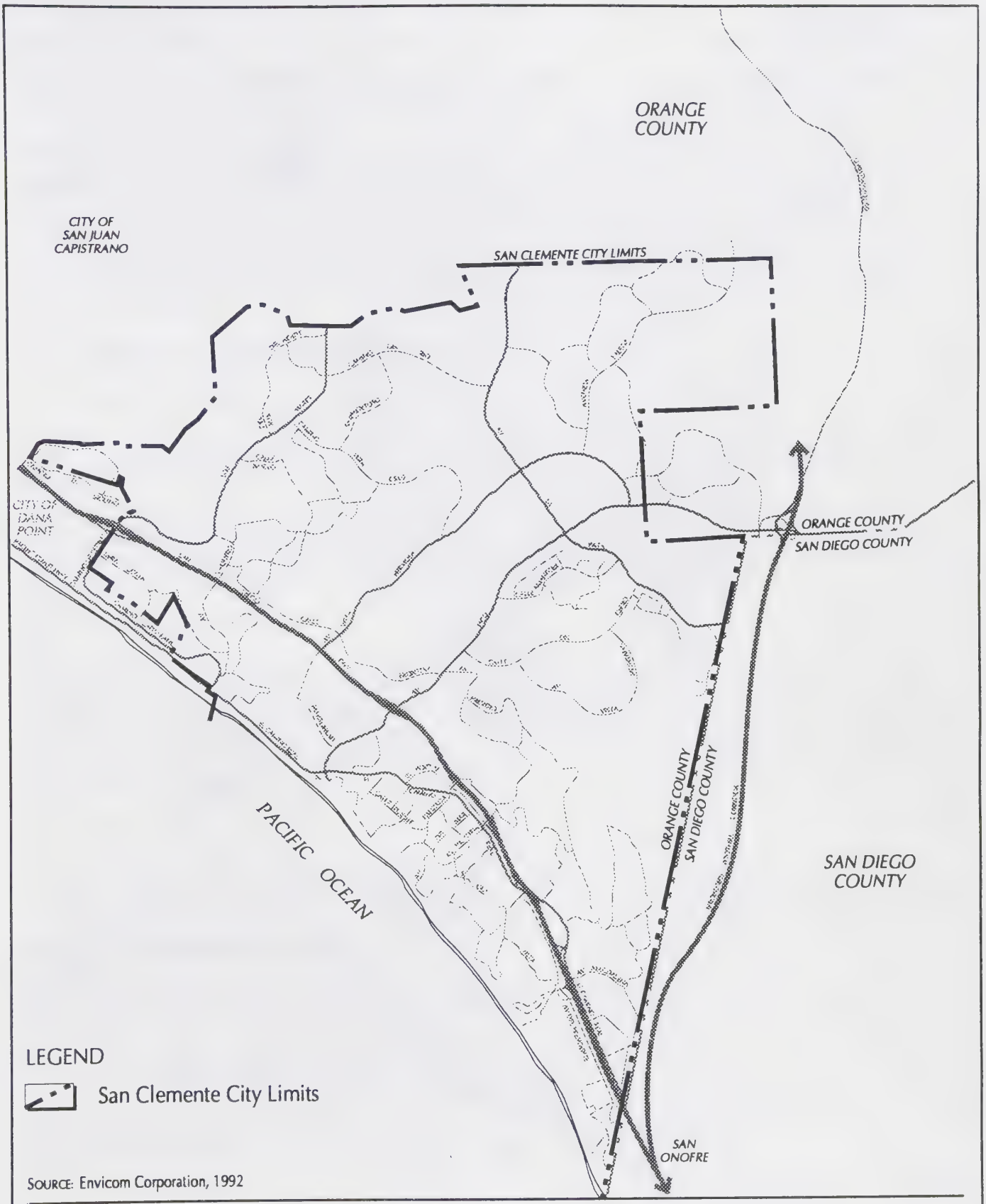
SOURCE: Envicom Corporation, 1992

REGIONAL LOCATION

SAN CLEMENTE GENERAL PLAN

MILES 0 5.25 10.5 15.75 NORTH

FIGURE 2

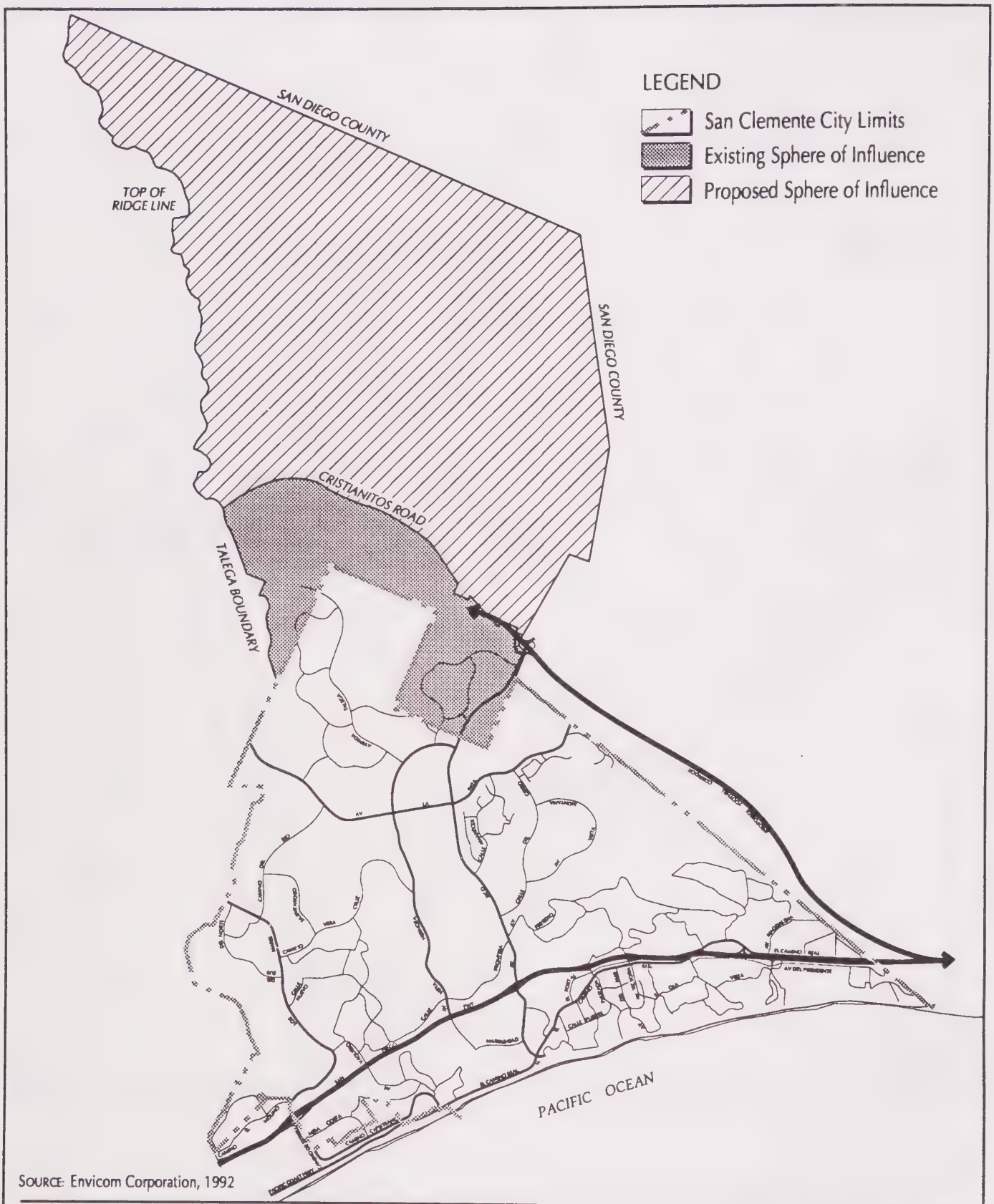


CITY LIMITS

SAN CLEMENTE GENERAL PLAN

FEET 0 1,200 2,400 3,600 NORTH

FIGURE 3



SOURCE: Envicom Corporation, 1992

EXISTING AND PROPOSED SPHERE OF INFLUENCE (SOI)

SAN CLEMENTE GENERAL PLAN

FEET 0 1,000 2,000 3,000

NORTH

FIGURE 4

public facilities combined with a well planned street system and a unified architectural theme of Spanish Colonial Revival served to unify the community.

Ole Hanson's efforts in the 1920's were far more successful than he projected. Indeed, his original "Spanish Village by the Sea: of 125 acres has since grown to over 17.1 square miles. Over the past decade alone, San Clemente experienced a tremendous amount of new development resulting in a doubling of its population. What was once a tiny residential suburb now includes offices, business parks uses, hotels, several golf courses and parks, and a variety of other land uses to serve its residents. Despite its vast growth since 1925, the patterns that Ole Hanson laid down on the landscape of the City are still prominent and continue to provide examples to emulate in new development.

III. POPULATION CHARACTERISTICS

A. Introduction

The decennial census, conducted by the federal government, is the most detailed and heavily relied upon demographic source available for obtaining social-economic characteristic information.

The demographic information provided herein is a critical factor in quantifying and forecasting some of the important needs and directions of the City of San Clemente. This is particularly true in providing special social services and activities and in terms of developing planning policies related to the physical characteristics and conditions of the community.

B. Population Trends

San Clemente's population increased by 60 percent or 10,262 people between 1970 and 1980. Between 1980 and 1990, the City's population increased 50 percent, according to the U.S. Census. As of April, 1990 San Clemente had 41,100 residents, which represented an increase of 13,775 residents in the ten year period between 1980 and 1990. This population increase reflects a relatively high growth rate when compared to the average 24.7 percent population increase for the entire County of Orange.

C. Income

In both 1980 and 1990, the per capita income levels for San Clemente were higher than those of Orange County as a whole, the 5-county region, and the State of California. The figures presented in **Table 1** represent the per capita income levels for the City of San Clemente in 1980 and 1990 as they are compared with the County(s) and the State.

The median income for residents of San Clemente has changed appreciably in 10 years. As reported in the 1980 Census, the median income in San Clemente was $23,956.00, 12 percent lower than Orange County's median income of $26,771.00. Between 1980 and 1990, San Clemente's median income grew at a faster rate than both Orange County's and the State's. After an adjustment for inflation, the 1990 Census presents and increase in median income of 44.4 percent for San Clemente with the median income reaching $46,374.00 in 1989. In comparison, the growth rate for the County was 21 percent ($45,922.00, 1989 median income) and a 17 percent increase for the State ($35,798.00, 1989 median income).

TABLE 1

Per Capita Income Comparisons: 1980-1990
State of California, Five County Region,
Orange County and City of San Clemente

Geographic Area	1980	1990
California	$8,303	$14,855
Five County Region*	$8,371	$15,066
Orange County	$9,569	$18,321
San Clemente	$10,575	$19,268

Includes Orange, Los Angeles, Riverside, San Bernardino and Ventura Counties
Source: 1980 US Census, 1990 US Census, US Bureau of Economic, The Natelson Company, Inc.

D. Race-Ethnicity

San Clemente's population includes several races and groups of Spanish origin, however, the community is predominantly Caucasian, which represented over 84 percent of the population in 1990. Lesser concentrations of Hispanics (13%) and Asians (2%) exist, with other races-ethnicity's representing less than 1 percent of the City's population.

E. Age Of Population

Age distribution is an important market characteristic that relates strongly to housing demand within the market as influenced by the housing preferences of its age group. The housing needs of the 35-64 year old group includes larger single family dwelling units, three (3) bedroom condominiums and apartments, priced for the median to 120 percent and above median income groups. The 20-34 year old age group housing needs include, apartments for the very low and low income groups (50 to 80 percent of median income) and low-cost condominiums priced for the 80 to 100 percent of median income groups.

The median age of residents in San Clemente has increased from 32.2 years in 1980 to 33.5 years in 1990. The age group distribution has not changed appreciable, from 1980, as indicated by **Table 2**. The largest increase follows the aging of the baby boomer age group. The 65 and older age group has decreased in total percent of the population from 15 percent in 1980 to 13 percent in 1990. San Clemente's population is comprised of a slightly higher proportion of adults, 79 percent (18 years and over) when compared to the County average of 76 percent.

TABLE 2

Age Distribution of Population
San Clemente
1980-2000

Age	1980 Population	Percent of Total	1990 Population	Percent of Total
0 - 19	6,472	24%	9,659	23%
20-34	7,671	28%	11,349	28%
35-64	9,098	33%	14,756	36%
65+	4,084	15%	5,336	13%
Median Age	32.2		33.5	
Total Population	27,325	100%	41,100	100%

CITY OF

SAN CLEMENTE GENERAL PLAN

CHAPTER ONE

Community Development

Land Use

CITY OF
SAN
CLEMENTE

GENERAL
PLAN

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I. STATUTORY REQUIREMENTS

State of California law requires that a land use element be prepared as a part of a city's General Plan, as follows:

> *Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.*

The Land Use Element has the broadest scope of the General Plan elements required by the State. Since it regulates how land is to be utilized, many of the issues and policies contained in all other plan elements are impacted and/or impact this element. As examples, the Circulation and Infrastructure Elements define policies for the accommodation of vehicular trips, water consumption, liquid and solid waste, and similar demands which will be generated by the uses and population permitted by the Land Use Element. At the same time, the location and density of use prescribed by this element are influenced by policies for the protection of open space areas, as prescribed in the Natural Resources Element.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following summarizes the significant opportunities and constraints affecting land use in the City of San Clemente.

A. Overall Pattern of Land Use

1. Fragmentation of many land uses, including residential neighborhoods, commercial districts, industrial centers, and recreational areas should be avoided.

2. A segregated pattern of land uses largely mandates the use of the automobile for access. The large master planned developments of the inland ranches should provide easily accessible commercial and activity centers located in proximity to residents.

3. Basic commercial services, entertainment and other uses need to be located in the City to serve the residents, thus reducing external commutes.

4. The appropriate intermixing of land uses, in particular the interface of multi-family units with single family residential neighborhoods needs to be encouraged.

5. Conflicts of differing land use types and functions in the City. This includes the "traditional" concern of residential neighborhoods abutting commercial districts and the unique coastal concern of the interface of resident-related uses versus tourist or destination-resort related uses.

6. Clearly defined entrances to the City from freeways, arterials, and adjacent communities should be encouraged.

B. Types and Amounts of Land Use

1. There is a need for appropriate land uses defined by intended purpose, role, and function consistent with the visions of the community regarding what it wants to be in the future.

2. There is a need for consistency of land uses accommodated with economic needs and objectives; including the adequacy of commercial uses to provide revenue to support the City's expenditures.

3. The planned mix of land uses should meet community needs and objectives (housing, employment, commercial services, recreation, entertainment, cultural , and other).

4. The future viability of existing uses and development is a concern; the City should consider the need to retain important and economically "stable" uses and key "assets" and revitalize and enhance obsolete or marginal uses and districts.

C. Specific Locations

1. The City should encourage an appropriate scale, density, and character of development in the Pier Bowl given the importance of the area as a community resource and center of coastal recreation.

2. The long term use and development of Casa Romantica site.

3. The integrity of Del Mar as a pedestrian community and visitor oriented "village", characterized by its distinct functional and physical identity /image.

4. The preservation of historical resources in the downtown and other areas.

5. The opportunity and need to establish a singular, major community-serving center (or "downtown") for the ranches at Rancho San Clemente Town Center.

6. The quality of commercial uses along the beach.

7. The opportunities to capitalize on the existing strengths of North Beach (the beach front, Ole Hanson Beach Club, and the Miramar Theater) as potential commercial and recreation focal point of the City.

8. The need to improve and revitalize the Los Molinos industrial area, due to age and character of existing uses and incompatibility with many adjacent land uses.

9. The variability of commercial development along El Camino Real consisting of three distinct sub-areas (Del Mar, north, and south).

10. The opportunity of the Marblehead Coastal site development as a major "imagemaker" and source of revenue for the City.

11. The opportunities for the potential re-use of the San Clemente High School site, given its size and "key" location at the Interstate 5-Avenida Pico interchange.

12. The need for expanded civic center facilities, including the potential re-use or recycling of the present site.

13. The potential re-use of the trailer park located along the coast (Palm Court).

14. The appropriate development of extensive inland vacant lands in consideration of the preservation and maintenance of significant environmental resources, infrastructure availability, and intended community character and image.

15. The incompatibility of sewage treatment plant with adjacent uses, viewsheds, and community character and image.

16. The maintenance of open space resources.

17. The use, development, and maintenance of existing and future city parks.

18. The maintenance of scenic corridors (control of use on abutting properties).

D. Specific Uses

1. The need for a regional-serving retail commercial center to support the market base of San Clemente and the adjacent cities of Dana Point and San Juan Capistrano.

2. The consideration of other major retail uses including factory outlet stores and a centralized automobile sales park.

3. The need for additional neighborhood-serving shopping facilities located in proximity to residents.

4. The opportunities for the development of additional motels/hotels to support recreational and other visitors and contribute revenue to the City.

5. The consideration of opportunities to integrate residential and commercial uses in single development projects, reducing vehicular trips (and associated air emissions) and increasing the "vitality" of community interaction and activity.

6. The need for light manufacturing and assembly facilities and other industrial/business park uses which provide employment for the City's residents.

7. The provision and expansion of senior/low cost housing in proximity to grocery, department stores, services, and transportation.

8. The need for additional facilities which support the population, including libraries, a cultural center (museum, performing arts facilities, etc.), youth activity facilities, and day-care facilities.

9. The provision of additional recreational-oriented amenities which serve the residents and visitors and capitalize on the City's unique physical and environmental resources.

10. The consideration of the development of a multi-modal transportation center, including the possible expansion of Amtrak station facilities and introduction of commuter rail facilities.

11. The location, adequacy, and design of water storage facilities.

12. The long term use of the landfill site.

E. Density/Development Standards

1. The demands and economic need to increase densities to accommodate population growth and supporting commercial uses and services, in context of the scarcity of available sites in the coastal terrace and other developed areas and large undeveloped inland ranch sites.

2. The impacts of increased development density on the neighborhood character of older developed portions in the City.

3. The community impacts of development intensification on traffic, infrastructure, community services, environmental resources, and fiscal costs and revenue.

4. The need to ensure the provision of adequate supporting parking and infrastructure for new development.

5. The need to establish density minimums, as well as maximums, to ensure development of a "critical mass" of economic activity.

6. The need for the formulation of Specific Plans as a mechanism to guide development in key districts of the City.

F. Design

1. The need to consider the design, siting, and scale of structures to create an overall urban form for the City and its distinct districts.

2. The design of industrial/commercial uses in a manner that ensures compatibility with other uses and a high degree of visual quality to maintain the City's image and character as a distinct community .

3. The need to retain the distinct character of individual districts and neighborhoods; rather than creating a homogeneous "whole".

4. The existing Spanish Colonial Revival architecture and "village" character of the downtown provides a distinct character and strong image and is a significant community asset.

5. The need to develop commercial and business as "lively", attractive areas which "encourage" the activity of residents and visitors.

6. The need for the design and siting of development in ranch areas to reflect the natural environmental setting (e.g., topography, ridgelines, habitat, and other features).

7. The design and scale of infill development in older areas of the City to ensure its compatibility with existing residential neighborhoods and districts.

G. Land Use Relationships

1. The consideration of development impacts on infrastructure, environmental resources, and City costs and revenues; assuring that significant impacts are mitigated.

2. The linkage of development with supporting infrastructure and services.

3. The linkage of development with urban design improvements and standards.

4. The need to provide adequate interface/relationships among community-serving tourist and visitor-oriented land uses.

5. The need to promote linkages to unincorporated County lands, San Juan Capistrano, Dana Point, and other adjacent communities.

H. Controls

1. The need to control the rate and timing of development to ensure linkages with supporting infrastructure and services.

2. The need to prevent "leapfrog" development patterns.

3. The need to ensure implementation of adopted policy and standards are established.

4. The need to ensure consistency of zoning with General Plan policies and standards.

5. The need to ensure that development controls consider and account for market dynamics.

6. The need to clearly articulate development requirements to developers in facilitating an understanding of project submittals that are consistent with City's objectives.

III. OVERVIEW OF LAND USE POLICIES

A. Land Use Vision

It is the intent of the land use policies of this General Plan to achieve the following:

1. Retain existing residential neighborhoods and community- and visitor-serving commercial and industrial districts, providing for their infill and recycling with uses which are compatible with and/or enhance the function and scale of existing development.

2. Allow for the intensification or changing of use in selected existing sites which contain obsolete uses or are economically "underutilized," where new development activity would realize significant economic and physical benefits to the City and /or improved compatibility with adjacent use.

3. Provide for the planned development of vacant lands which is linked to the timely expansion of supporting transportation and utility infrastructure and public services.

4. Preserve and expand significant open space resources, including passive and active recreational lands (parks, beaches, and trails), significant visual elements (ridgelines, hillsides, canyons, and coastline), and significant vegetative and wildlife habitats.

B. Estimated General Plan Development Capacity

Development in accordance with the policies and standards contained in this General Plan and permitted by the **Land Use Plan Map** will result in a net increase in the number of housing units, commercial and industrial building area, hotels, schools, public buildings, parklands, designated open space, golf courses, streets and highways, public infrastructure, and similar uses supporting human activity. This will be accompanied by a corresponding reduction in vacant lands.

The following presents estimates of the amount of development which could occur with implementation of the Plan for each of the two land use scenarios; 1. "General Plan Theoretical Buildout Capacity", and 2. "General Plan Policy Buildout Capacity".

1. "General Plan Theoretical Buildout Capacity"

   The "Plan Theoretical Capacity" estimate, represents the amount of development which could occur if all lands within the City and, as listed separately, the Sphere of Influence, were to be developed to their maximum intensity/density of development which is permitted for each category of land use. Realistically, the cumulative buildout of the City at the maximum allowable densities will not occur. Market demands, site constraints, design considerations, and infrastructure and service requirements will all impact the amount of development to be achieved on individual sites. Level of service standards prescribed by the policy in the Growth Management and Circulation Elements will limit development to considerably below the "theoretical" unless additional

improvements are implemented which adequately increase infrastructure and service capacities.

2. "General Plan Policy Buildout Capacity"

The "Policy Buildout Capacity" estimate reflects the cumulative amount of development which could occur on implementation of all policies contained in the General Plan. It reduces the "theoretical buildout" estimate to account for the Plan's defined transportation level of service standards, market forecasts to 2010, and the likelihood that existing sites developed with economically and physical viable commercial and industrial uses will be preserved for these uses regardless of higher-permitted densities (floor, area ratios). It should be noted that the "Policy Buildout" provides development capacity for commercial and industrial uses in excess of 2010 market forecasts to enable the City to successfully compete with adjacent cities to attract desired local- and regional-serving uses, prevent an artificial inflation of land costs which would result from a limited supply, and provide flexibility in responding to "real" and dynamic market demands which are likely to be experienced.

Table 1-1 indicates the amount of development which could be expected under the "Plan Theoretical Buildout Capacity" and the "Plan Policy Buildout Capacity".

In the City's Sphere of Influence, an additional 2,144 residential units, 116,520 square feet of commercial building, and 503,120 square feet of industrial building would be accommodated by each scenario (refer to **Table 1-2**).

TABLE 1-1

General Plan Buildout
City of San Clemente

Use	1990	Theoretical Buildout Capacity		Policy Buildout Capacity[5]	
		Number	Change %	Number	Change %
Residential	18,726[2]	25,983	38.8	25,983	38.8
Single Family	11,853[3]				
Multi Family [1]	6,873[3]				
Commercial					
Retail	1,750,000[4]	6,209,462	254.8	5,520,923	215.4
Office	540,000[4]	2,043,286	278.4	1,719,895	218.5
Industrial	2,033,500[4]	3,586,270	76.4	3,476,270	71.0
Hotel	446[4]	2,407	439.7	2,407	439.7

1 Two or more units per lot.

2 Source: U.S. Census 1990

3 Source: State of California Department of Finance Percentage Estimated

4 Source: The Natelson Company, Inc.

5 Source: Envicom Corporation

TABLE 1-2

Estimated General Plan Buildout
Sphere of Influence

Use	Existing Development In 1990	Theoretical Buildout Number	Policy Buildout Number
Residential	0	2,738	2,738
Commercial	0	120,000	96,000
Retail	0	120,000	96,000
Office	0	0	0
Industrial	0	459,000	363,000

1 Source: Envicom Corporation and City of San Clemente

C. Structural Organization of Policies

The Land Use policies are defined and organized to address the following topics:

A. Land uses to be permitted and pattern of development

B. Specific land use districts (functional roles, permitted uses, density, and physical form and character)

C. Linkage of development with market demands

D. Linkage of development with supporting infrastructure and public services

E. Land use compatibility

F. Maintenance of the quality of the City's built environment

G. Maintenance of environmental quality

H. General Plan Maintenance

For each land use topic, the policy section presents:

- Goals
- Discussion of Policy Statement
- Objectives
- Policies

IV. GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for land use in the City of San Clemente. These are arranged by topic and defined by text and a number of illustrative maps which are referenced and, consequently, represent formal policy. The principal graphic guiding land use policy is the **Land Use Plan Map** which is included in the rear pocket of this General Plan and shall become the adopted policy map in concert with General Plan adoption. Programs which implement the goals, objectives, and policies are defined in Section V of this element. At the conclusion of each policy is a number in parentheses which denotes the pertinent implementing program *(I number)*.

A. Land Uses To Be Permitted and Pattern of Development

The goals, objectives, and policies contained in this section authorize the type and mix of land uses which are to be permitted in the City and Sphere of Influence and establish the framework for the City's urban form and development pattern in which the land uses will be developed.

Goal

Provide for the appropriate mix and type of land uses which serve the needs of existing and future residents and achieve a pattern and distribution of land uses which:

a. retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities, and open spaces;

b. provide for the revitalization, adaptive re-use, and upgrade of deteriorated neighborhoods and districts;

c. allow for the intensification of commercial and industrial districts to maintain economic stability;

d. provide opportunities for new residential, commercial, and employee-generating uses in undeveloped areas within the capacities of infrastructure an public services;

e. preserve and enhance coastal recreation, resources, and amenities;

f. protect and maintain significant environmental resources;

g. provide distinctive residential neighborhoods and commercial and industrial districts;

h. provide a diversity of areas characterized by differing functional activities and scales and intensity of use;

i. locate commercial, public services, recreation, and jobs in proximity to residents and businesses; and

m. maintain San Clemente as a unique and distinctive place in southern Orange County and the greater region.

1. General Land Use Policies

Policy Intent
It is the intent of General Plan to accommodate a range of land uses which provide for the basic needs of existing and future residents, including housing, commercial services, employment, entertainment, recreation, personal service, and similar uses. Lands are designated for the accommodation of an ultimate population of approximately 61,000 (approximately 63,000 for the Forster revised alternative) within the City limits and another 7,500 within the Sphere of Influence, consistent with the specifications of the Growth Management Element. Land use policy will substantially improve the City's balance of uses and it's ratio of jobs to housing. Including the Sphere of Influence, this ratio would increase from 0.54 (1987) to 1.03 (Plan Policy Buildout). This conforms with the Southern California Association of Government's target to locate homes and jobs in proximity and reduce vehicular commutes and air emissions.

Plan policy provides for the evolution of the City's existing fragmented pattern of development into a cohesive, integrated urban form consisting of unique, yet inter-related activity centers and corridors with a "background" pattern of residential and open space uses. These changes will occur through the establishment of common functional land uses (e.g., community-serving, commercial, public, and recreational) and physical (transportation) and perceived (design and streetscape) connections.

Land Use Plan policy provides for the development of a number of the City's principal districts as pedestrian-oriented gathering "spaces" for the community's activities and interactions. These would be characterized by their retail shopping, restaurants and outdoor cafes, entertainment, and similar high intensity activities. In some cases, residential would be accommodated above the lower level commercial uses in mixed-use structures. Such districts include the downtown area (flanking Del Mar and El Camino Real), the Pier Bowl, North Beach, the Rancho San Clemente Town Center, and the proposed regional center at the existing High School site.

In the undeveloped ranchlands, the Plan's policies provide for (through the adoption of specific plans) the development of a diversity of uses as a series of distinct, but interconnected, neighborhoods and communities. Uses to be accommodated include single and multi-family residential, neighborhood and community-serving commercial business parks, recreation (parks, golf course, and open spaces), schools, and similar facilities.

Policy promotes the re-consideration of the pattern of land use segregation which characterized much of the development in Southern California during recent decades. Characteristically, such developments necessitate the use of the automobile to access remote employment, commercial, and entertainment/socialization areas using limited and converging travel corridors. This pattern usually results in adverse traffic congestion and air pollution.

Alternatively, the Plan suggests that new residential and commercial subdivisions be designed to achieve the characteristics of more "traditional" concepts, wherein the residential neighborhood and common community center are emphasized. Physically, this involves (a) the return to a street pattern based on inter-connecting streets and the achievement of residential "blocks" (such as a "grid" or "modified grid"), (b) integration of comparatively small clusters of multi-family units with single family neighborhoods, (c) development of common "gathering" or activity centers in walking proximity to the residences (usually a standard of 1,500 feet) which contain small commercial, day-care, community-meeting, park, and similar local-serving uses, (d) siting of commercial structures along sidewalks to enhance pedestrian activity and "frame" public spaces, and consideration of reduced street widths.

Policy provides that the application of such patterns of development be accomplished in the context of the ranchlands' considerable topographic variations, environmental habitat, ridgelines, and other significant resources. The Plan defines a "core" area abutting and north and east of the Rancho San Clemente Town Center in Forster Ranch and Talega to be subsequently master planned (referred to as the "Integrated Development Planning Area") to ensure that new development is designed and sited in accordance with these principles and to ensure that the market potential for commercial uses in this area is maximized.

Objective

1.1 Ensure that lands are designated to accommodate a balance of uses which provide for the housing, commercial, employment, educational, recreational, cultural, social, and aesthetic needs of the residents; and to maintain the City's significant environmental resources.

Policies

a. Land Use Pattern

1.1.1 Establish land use designations and appropriate density standards to ensure a balance of land uses and enhance the City's long-term economic and fiscal well-being, including housing units of a variety of types and prices; community-, regional-, and recreation/tourist-serving retail, office, personal service, entertainment, lodging, and food-service uses, employee-generating industrial; recreational; governmental services; utility and infrastructure; institutional and religious; and open space uses as defined in **Table 1-3** (*I 1.1 and I 1.3*).

1.1.2 Provide for the accommodation of job-generating uses which improve the ratio of jobs to housing (JHR) from current levels to 1.0 or greater (*I 1.1 and I 1.3*).

1.1.3 Accommodate land-use development in accordance with the patterns and distribution of use and density depicted on the **Land Use Plan Map** and the following principles:

a. Establishment of a network of interrelated activity centers and corridors which are differentiated from the prevailing

TABLE 1-3

Land Use Plan Classifications

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity and Height[1]
Residential*		
Residential Very Low (RVL)	Single-family residential units.	1 unit per 20 gross acres or legal parcel of record, whichever is smaller.
Rural Residential (RR)	Single-family residential units.	1.5 unit per gross acre.
Residential Low (RL)	Single-family residential units.	4.5 units per gross acre (7.0 units per net acre)
Residential Medium Low (RML)	Single-family residential units, duplexes, townhomes.	7.0 units per gross acre. (10.0 units/net acre)
Residential Medium (RM)	Single-family residential, duplexes, townhomes, apartments.	15 units per gross acre. (24.0 units/net acre)
Residential High (RH)	Single-family residential, duplexes, townhomes, apartments.	24 units per gross acre. (36 units per net acre)
Commercial		
Neighborhood Serving NC	Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, professional offices, personal services, recreational commercial, overnight accommodations, cultural facilities, and similar uses.	• Floor area ratio: 0.35. • Height NC 1: 1 story NC 2: 2 stories NC 3: 3 stories
Community Serving CC[2]	Same uses as NC with possible automobile center at Camino de Estrella or Avenida Pico. Also allow hospital uses on CC2.	Floor area ratio/height CC 1: 0.5/2 stories CC 2: 0.5/3 stories If hospital use, 2.0/4 stories. CC 3: 0.7/3 stories

[1] *Refer to the glossary at the end of the Land Use element for a definition of gross and net acreages. When maximum density is stated in terms of both gross and net acres, the following shall apply:*

* *Maximum density stated in terms of gross acres shall be utilized to calculate maximum density in the Rancho San Clemente Specific Plan, Forster Ranch Specific Plan, Talega Specific Plan, and the Marblehead Inland Master Plan;*
* *Maximum density stated in terms of net acres shall apply elsewhere.*

[2] *Existing light and heavy industrial uses as of the date of adoption of this General Plan, located north of Avenida Pico, along Avenida Navarro, Calle de Industrias and Calle de los Molinos (behind the Pico Pavilion) within the CC2 area, shall be considered conforming uses within the CC2 community commercial land use zone.*

TABLE 1-3

Land Use Plan Classifications
(Continued)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity and Height
Tourist/Visitor Serving CRC 1	Coastal-related retail, restaurants, offices, recreation, overnight accommodations, entertainment, and similar uses.	• Floor area ratio: 1.0 to a maximum of 1.5 with public benefits and additional parking. • Height: per existing building height at street elevation.
Tourist/Visitor Serving CRC 2	Golf course oriented commercial, overnight accommodations and ancillary facilities, restaurants, and similar recreation oriented uses.	• Floor area ratio: 1.0. • Hotel: 500 rooms. • Height: 55 feet, or the height of adjacent freeway, whichever is lower.
Tourist/Visitor Serving CRC 3	Golf course oriented commercial, overnight accommodations and ancillary facilities, restaurants, and similar recreation oriented uses	• Floor area ratio: 0.35. • Hotel: 300 rooms. • Height: 3 stories.
Regional Serving RC 1	Anchor department store, outlet stores and promotional retail, supporting retail commercial, restaurants, entertainment, professional offices, financial institutions, automobile sales facilities, and similar region-serving uses.	• Floor area ratio: 0.5 • Height: 3 stories.
Regional Serving RC 2	Hospital, medical offices, congregate care, and related facilities.	• Floor area ratio: 2.0. • Height: 4 stories.
Mixed Use		
MU 1, 1.1, 1.2, 2, 3, 4.1, and 4.2	• Neighborhood (NC) and community serving commercial (CC) uses as described above. • MU 1.2-p-A also allows regional commercial uses.	Floor area ratio/height MU 1.1: 0.35/2 stories MU 1.2: 0.35/3 stories MU 2: 0.5/2 stories MU 3: 1.0/2 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope
	• Residential units on the second floor and higher integrated with the commercial, excluding large-scale single use functions (e.g., grocery stores) and provided that impacts are mitigated.	Floor area ratio/height MU 1.1: 1.0/3 stories MU 1.2: 1.0/4 stories MU 2: 1.5/3 stories MU 3: 2.0/3 stories MU 4.1: 1.0 to 2.0/30 feet MU 4.2: 1.0/per slope

TABLE 1-3

Land Use Plan Classifications
(Continued)

Category	Typical Principal Uses (not all-inclusive)	Maximum Density/Intensity and Height
MU 4.3	• Overnight accommodations, restaurants, cultural facilities, museums, and ancillary retail.	• Floor area ratio: 1.0. • Height Ocean frontage: no view blockage of Casa Romantica Street frontage: height of buildings on adjacent parcels.
	• Residential units on the second floor and higher integrated with the commercial.	Same as above.
MU 5.1	• Neighborhood serving commercial uses (NC), as described above.	• Floor area ratio: 0.35; minimum 20,000 square feet of contiguous use. • Height: 2 stories
	• Single-family residential, duplexes, townhomes, condominiums, apartments.	• 36 units per net acre; minimum 20,000 square feet of contiguous use
MU 5.2	Destination resort hotel and ancillary facilities, golf course, restaurants, single family residential, public park, and similar uses.	• Hotel: 500 rooms and 55' height • Residential: 7 units per net acre on 41.5 acres
MU 5.3	• Community-serving commercial uses (as listed for "CC")	• Floor area ratio: 0.5 • Height: 3 stories
	• Single-family residential, duplexes, townhomes, condominiums, apartments	24 units per gross acre
	• Open space (as listed for "OS 2")	N/A
MU 5.4	• Mixed commercial, residential, and open space (as listed for "MU 5.3")	• In accordance with MU 5.3
	• Light manufacturing and ancillary uses (as listed for "I 2")	• Floor area ratio: 0.5 • Height: 2 stories or 3 with office
Industrial		
I 1 and I 2	Light manufacturing, business park, professional offices, supporting retail, restaurants, financial institutions, and similar uses.	Floor area ratio/height I1: 0.35/2 stories I2: 0.5/2 stories or 3 with office
I 3	Heavy manufacturing and related uses.	• Floor area ratio: 0.75 • Height: 2 stories
Public/ Parking		
P	Governmental administrative and related facilities, utilities, schools, public and private parking, undeveloped parks.	N /A
Civic Center (CVC)	Governmental offices and and ancillary facilities related to the civic center use.	• Floor area ratio: .35. • Height: 2 stories from the highest pad location and "stepdown" the slope.
Institutional	Private institutions and religious facilities.	To be determined on an individual basis.

TABLE 1-3

Land Use Plan Classifications
(Continued)

Open Space		
OS 1	Publicly-owned existing and dedicated parklands, parking lots, and other.	N/A
OS 2	Privately-owned and intended as open space for passive recreation, aesthetic, *golf courses and ancillary uses* and/or resource management purposes.	N/A
OS 3	Privately-owned, restricted by easement, and intended as open space for passive recreation, aesthetic, and/or resource management purposes.	N/A
OSC	Public and private golf courses and ancillary facilities (e.g., clubhouses).	To be determined on an individual basis.
OSR	Talega Reserve	N/A
Overlays		
Pedestrian -p	• Uses permitted by the underlying land use category. • Offices located to the rear of ground floor retail and second floor and higher, limited street front use. • Pertinent design standards	As specified by the underlying land use zone.
Architectural Design -A	• Uses permitted by the underlying land use category. • Design in accordance with Spanish Colonial Revival standards (Urban Design Element).	As specified by the underlying land use zone.
Integrated Planning Area -IDPA	• Uses permitted by the underlying land use category.	• As specified by the underlying land use zone. • With boundary adjustment development yield shall not exceed cumulative totals for plans land use designations. • Development plan permits intermixing of uses and reconfiguration of land use boundaries.

* In designated ranchland Specific Plan areas, the overall residential capacity will be limited by policy-defined thresholds.

pattern of single family residential and open space by their distinct functional role, activity, and /or form and scale of development.

b. Limitation of the length of new commercial development along major highways to prevent the further creation of "strip" corridors

c. Location and intensification of residential uses in proximity to or within key commercial districts to promote accessibility.

d. Improved integration of land use patterns in areas to be newly developed, where feasible due to topography and other environmental constraints.

e. Establishment of linkages among community areas, which may include, but not be limited to, pedestrian and vehicular paths, continuity of landscape, signage, and other urban design elements, use of open space, transitions in form, scale, and density of development, and other elements (*I 1.1, I 1.3, I 1.5, I 1.7, and I 1.17*).

a. Grandfathering Policies

1.1.4 All projects that have obtained discretionary approval as of the date of adoption of this General Plan shall, for the purpose of future applications for time extensions, be evaluated with regard to land-use consistency based upon the General Plan that was in existence at the time of original approval of said entitlement. Notwithstanding this policy, such applications for time extension may still be denied based upon other considerations including, but not limited to, environmental impacts and infrastructure constraints. This policy shall become null and void three years after formal adoption of this General Plan. (*I 1.1*)

1.1.5 Non-residential buildings existing legally in commercial and industrial land use zones as of the date of adoption of this General Plan, their land use being consistent with this General Plan, but their floor area ratios and/or height exceeding this General Plan's maximum standards, shall be permitted to rebuild the existing structure even if damaged or destroyed by up to 100 percent by natural disaster or accidental cause, provided that any new structure not exceed the existing structure's building envelope or density, and provided that the project proponent apply for building permits within twelve (12) months of the existing structure being damaged or destroyed. If the existing structure is voluntarily demolished, or if after twelve months of

the existing structure being destroyed by natural disaster or accident, no building permits to rebuild have been applied for, any newly built structure shall be required to conform to the existing General Plan (*I 1.1*).

1.1.6 Upon adoption of this General Plan, all eligible parcels as defined below shall be permitted to establish, for the purposes of the non-conforming zoning regulations, that the vacancy date of their building began on the date of formal adoption of the General Plan.

1. All existing legal structures, including multi-tenant buildings with individual suites, which are vacant as of the date of adoption of this General Plan; and

2. All buildings, or suites within multi-tenant buildings, which previous to their current vacancy housed a land use consistent with the 1982 General Plan and Zoning Ordinance; and

3. The previous use, if still in existence would be subject to the legal, non-conforming regulations of the City's Zoning Ordinance (*I 1.1*).

2. Residential Land Use Policies

Policy Intent

Plan policy provides for preservation of the fabric of existing residential neighborhoods throughout the City, retaining existing single family districts and multi-family clusters. In the built environment, only the area approximately between Avenida Pico and Trafalgar Lane would realize any significant changes in densities as existing properties zoned for multi-family development which contain a mix of densities continue to build out to their maximum potential.

The majority of new single and multi-family residential development will occur on the vacant lands in the Forster Ranch, Rancho San Clemente, Talega, and Marblehead Coastal. In Rancho San Clemente, new housing will complete the pattern of development on previously established parcels on Avenida Vista Montana and Calle del Cerro, as well as the Rancho San Clemente Town Center site of Avenida Pico and La Pata.

In Forster Ranch, single family residential development will expand to the east of Camino de los Mares and Camino Vera Cruz to the major ridgeline. East of the ridgeline a cluster of new single and multi-family development will occur peripheral to the intersection of Avenida La Pata and Vista Hermosa (in the "Integrated Development Planning Area"). Talega will accommodate a mix of single and multi-family residential integrated with commercial and business park development in its "core" area (Avenida La Pata, Avenida Pico, and Avenida Vista Hermosa), adjacent to two 18-hole golf courses, and through its canyon areas. On the Marblehead Coastal site, residential units will be integrated with the development of a destination resort, including a hotel, and golf course.

Policy also provides for the accommodation of housing in mixed-use structures integrated with retail and/or office commercial in designated areas and the provision of housing for those with special needs, such as senior citizens and the physically challenged.

Objective

1.2 Provide for the continuation of existing and development of new housing to meet the diverse economic and physical needs of the existing residents and projected population capacity of 61,000 in the City and additional 7,500 in the Sphere of Influence. Ensure that new residential development maintains existing and achieves new high quality, distinctive neighborhoods and is compatible with its environmental setting.

Policies

a. General

1.2.1 Designate lands for the preservation of existing and development of new single and multi-family residential neighborhoods on the **Land Use Plan Map** (*I 1.1, I 1.3, and I 1.5*).

b. Single Family Residential

1.2.2 Accommodate the development of single-family residential units at a maximum density of 1.5 units per gross acre as stipulated in **Table 1-3** in areas designated as RR - Rural Residential (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.2.3 Accommodate the development of single-family residential units at a maximum density of one (1) unit per twenty (20) gross acres as stipulated in **Table 1-3** in areas designated as RVL - Residential Very Low (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.2.4 Accommodate the development of single-family residential units at maximum density of 4.5 units per gross acre or 7.0 units per net acre as stipulated in **Table 1-3** in areas designated as "RL" (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.2.5 Require that single-family residential units and sites be designed to convey a high level of quality and character in accordance with the Urban Design Element and consideration of the following:

a. modulation and articulation of building elevation, facades, and masses (avoiding undifferentiated "box-like" structures);

b. incorporation of a well-defined roof line;

c. use of extensive site landscape to complement the architectural design of the structure;

d. minimization of amount and width of the paving of front yards for driveway and garage access; and

e. location and design of garages so that they do not dominate the street frontage (*I 1.1, I 1.5, I 1.6, I 1.9, I 1.11, and I 1.18*).

c. Multi-Family Residential

1.2.6 Accommodate the development of single and multi-family residential units at maximum densities as stipulated in **Table 1-3**:

a. "RML": maximum density of 7.0 units per gross acre or 10.0 units per net acre;

b. "RM": maximum density of 15.0 units per gross acre or 24.0 units per net acre;

c. "RH": maximum density of 24.0 units per gross acre or 36.0 units per net acre; (*I 1.1,I 1.2, I 1.5, and I 1.6*).

1.2.7 Require that multi-family residential projects be designed to convey a high level of quality and distinctive neighborhood character in accordance with the Urban Design Element and consideration of the following:

a. use of building materials, colors, and forms which complement the neighborhood, while allowing flexibility for distinguished design solutions;

b. modulation and articulation of all building elevations, conveying the visual character of individual units rather than a singular building mass and volume;

c. location of the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, precluding the visibility of subterranean parking facilities from the street frontage;

d. use of a well-defined roof line;

e. inclusion of separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be developed from exterior facades, interior courtyards, and/or common areas;

f. siting and design of parking areas and facilities to be integrated with and not dominate the architectural character of the structure;

g. use of adequate site landscape;

h. inclusion of an extensive setback along the street frontage containing landscape, which is integrated with abutting sidewalks to provide continuity throughout the neighborhood; and

i. minimization of amount and width of the paving of front yards for driveway and garage access (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, and I 1.18*).

1.2.8 Require the provision of on-site open space amenities in multi-family developments, and that theses be accessible to and of sufficient size to be usable by tenants (*I 1.1, I 1.2, and I 1.8).*

d. Residential Infill

1.2.9 Require that new residential development in existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the :

a. maintenance of the predominant or median existing front yard setbacks; and

b. use of complimentary building materials, colors, and forms, while allowing flexibility for distinguished design solutions; (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, I 1.18, and I 1.19*).

e. New Residential Subdivisions

1.2.10 Require that the design of new residential subdivisions consider the following:

a. incorporation of greenbelts, pedestrian paths, parks, recreation facilities, and other community amenities;

b. orientation of parcels away from principal arterials and highways or other heavily traveled corridors, incorporating extensive landscape setbacks along these frontages;

c. siting of development to avoid disturbance of sensitive areas and maintain important environmental resources, including ridgelines, topographic formations, and habitat

in accordance with the Biological Resources and Aesthetics Elements;

d. potential integration of small scale, multi-family "clusters" within single family residential neighborhoods;

e. minimizing the width of streets to achieve a "sense" of "personal neighborhood"; and

f. potential inclusion of alleys to minimize the dominance of garages along the street frontage (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, and I 1.18*).

f. Institutional Uses in Residential Areas

1.2.11 Accommodate the development of recreational, religious, and day care facilities in all residential areas, provided that they are compatible with the intended residential function and subject to City review and approval (*I 1.1, I 1.2, I 1.5, and I 1.6*).

g. Mixed Use

1.2.12 Designate appropriate areas for the development of residential units integrated with retail and office commercial uses as "mixed-use" (MU) on the **Land Use Plan Map** in accordance with the standards stipulated in **Table 1-3** (*I 1.1, I 1.3, and I 1.5*).

h. Special Needs

1.2.13 Allow for the development of housing types intended to meet the special needs of senior citizens, the physically challenged, and low- and moderate-income households in areas designated for multi-family residential, commercial, and mixed-use on the **Land Use Plan Map**, in accordance with the Housing Element and provided that they are designed to be compatible with adjacent residential structures and other areas designated for other categories of use provided that no adverse impacts will occur (*I 1.1 and I 1.5*).

3. Commercial and Mixed Use Land Use Policies

Policy Intent

Policy provides for the attraction and accommodation of an expanded range of retail and office commercial uses which are not currently found in San Clemente, but are necessary to support the daily need of residents. This is intended to reverse the current imbalance wherein residents must commute to adjacent jurisdictions to acquire many basic commercial goods and services. Such development in San Clemente will also reduce vehicular trips and associated air

pollution. At the same time, the attraction of these uses will substantially increase the revenue base of the City.

Market forecasts indicate that there will be sufficient demand over the next twenty years within the City and southern portion of Orange County to support the development of a major regional-serving facility and that San Clemente has an opportunity to capture this use. Policy provides for the redevelopment of the San Clemente High School site (in concert with its relocation to the inland ranchlands) for these purposes and allows the development of a number of other sites for an automotive center and other regional commercial uses.

As discussed previously (2. Residential Land Use Policies), Plan policy provides for the development of single or aggregated parcels for mixed commercial and residential development. These structures would, normally, incorporate retail, office, and/or parking on the lower floors and residential units on the upper. This form of development, which was intrinsic to cities in the emerging years of the nation's downtowns, has re-emerged as a technique to reduce vehicular trips and associated air pollution, provide housing opportunities in proximity to jobs and services, and establish active, pedestrian-oriented districts which enhance the quality of life and vitality of the City. While the Plan does not mandate the development of mixed-use projects, it does permit these in the City's key activity centers (downtown, the Pier Bowl, North Beach, and the Rancho San Clemente Town Center).

Objective

1.3 Provide for the continuation of existing and designate a minimum of 110 acres for the new development of retail and service and commercial uses to meet the needs of the City's existing and future residents and provide lands for the development of a minimum of 800,000 square feet of building area to accommodate regional-oriented retail, specialty, entertainment, and similar uses which provide substantial revenue to the City and are compatible with adjacent uses.

Policies

1.3.1 Designate lands for the (a) continuation of existing and development of new community-oriented retail sales, services, entertainment, professional offices, and other commercial uses, which provide for the needs of existing and future residents, (b) development of regional-serving commercial, specialty, entertainment uses and related uses, and (c) mixed commercial and residential uses on the **Land Use Plan Map** and establish standards to ensure their compatibility with adjacent neighborhoods and districts (*I 1.1, I 1.3, and I 1.5*).

1.3.2 Accommodate the continuation of existing and development of a mix of new neighborhood, community, regional, and visitor-serving commercial centers in areas designated respectively as "NC", "CC", "RC", and "CRC" in accordance with the density and height standards stipulated in **Table 1-3** (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.3.3 Existing light and heavy industrial uses (e.g., manufacturing, tool and die, equipment rental and contractor storage yard) as of the date of adoption of this General Plan, located in the CC2-

Community Commercial area, west of Avenida Pico, south of the I-5 Freeway, behind the Pico Pavilion commercial area, shall be considered conforming uses within the CC2-Community Commercial land use zone (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.3.4 Accommodate the development of a mix of residential and commercial uses in areas designated as "MU" (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.3.5 Accommodate the development of commercial uses in overlay areas designated as "-p" (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.3.6 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with this Element and the Urban Design Element (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10 , I 1.11, I 1.16, and I 1.22*).

1.3.7 Require that the first floor of structures (including mixed use and parking) within the pedestrian overlay zone incorporate commercial uses along the street frontage; limited office uses may be permitted if retail commercial is deemed by the City to be economically infeasible (*I 1.1, I 1.5, and I 1.6*).

1.3.8 Encourage building elevations above the second floor to be set back from the street facing facade within the first 35 feet of property depth to minimize the impacts of height and bulk on abutting sidewalks and streets (*I 1.1, I 1.5, and I 1.6*).

1.3.9 Require that mixed-use structures be designed to mitigate potential conflicts between the commercial and residential uses (e.g., noise, lighting, security, and truck and automobile access) and provide adequate amenities for residential occupants (e.g., on-site recreation) (*I 1.1, I 1.5, I 1.6, I 1.8, and I 1.9*).

4. Automobile-Related Land Use Policies

Policy Intent

Policy is defined to ensure that automobile-related uses are compatible with the neighborhood or district in which they are located. Auto-service and repair uses are permitted in most commercial zones, except those zones intended to promote mixed-use or pedestrian activity.

Objective

1.4 Allow for the development of automobile-service and repair uses in commercial and business park districts along major thoroughfares provided that their design and operations are compatible with adjacent uses.

Policies

1.4.1 Permit the continuation of gasoline stations and supporting service facilities in locations along major streets and highways in

which they are currently located and require that expansions or modifications of existing facilities be designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Design Element (*I 1.1, I 1.11, and I 1.18*).

1.4.2 Prohibit the development of new and expansion of existing automobile-service and repair uses in commercial and mixed-use areas of the City designated to promote pedestrian activity (as indicated by the "-p" overlay) (*I 1.1, I 1.5, and I 1.6*).

1.4.3 Permit the development of new gasoline stations and supporting facilities in commercial and business park districts, provided that:

a. the facilities are designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City, as specified in the Urban Design Element;

b. the facilities are limited to a single corner of a street intersection; and

c. the facilities are located at a limited number of key activity intersections, as designated in the Specific Plans for the Ranches (*I 1.1, I 1.5, I 1.6, I 1.11, and I 1.18*).

1.4.4 Permit the development of auto related service and repair uses (e.g., tire shops, lube and tune, and other similar uses) in commercial and business park districts and designated sites within the Ranches Specific Plans, excluding those commercial areas along the portions of El Camino Real which are directly adjacent to land designated for low density residential land uses, or are designated as Mixed-Use or with a pedestrian overlay, provided that:

a. the facilities are designed to convey a high quality architectural and landscape character, consistent with the overall character and image of the City as specified in the Urban Deign Element; and

b. the facilities are encouraged to be clustered in the ranches.

All existing auto service and repair uses, as of date of adoption of this General plan, located along El Camino Real which are currently adjacent to land designated for low density residential land uses, or within a designated Mixed-Use or Pedestrian Overlay district, shall be considered to be conforming land uses. (*I 1.1, and I 1.3*)

5. Industrial Land Use Policies

Policy Intent
Lands are designated for the accommodation of industry, business park, and similar uses which provide employment opportunities for the City's residents. In addition to the Rancho San Clemente Business park, the Plan provides for the retention of existing light and heavy industrial uses and the development of new industrial uses and related commercial uses in the Los Molinos area and new development of portions of Talega and Forster Ranch for these uses.

Objective

1.5 Provide for the continuation of existing and designate a minimum of 60 acres for the development of new land uses which contribute job opportunities for existing and future residents of the City.

Policies

a. General

1.5.1 Designate lands for the development of business park, research and development, light manufacturing, heavy industrial, and similar uses which provide employment for City of San Clemente residents on the **Land Use Plan Map** *(I 1.1, I 1.3, and I 1.5).*

b. Light Industrial

1.5.2 Accommodate the continuation of existing and development of new light manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, and financial institutions, and similar uses in areas designated as "I 1" and "I 2" in accordance with **Table 1-3** *(I 1.1, I 1.5, and I 1.6).*

1.5.3 Permit development according to the following standards for intensity and height:

a. "I 1": a maximum FAR of 0.35 and height of two (2) stories.

b. "I 2": a maximum FAR of 0.5 and height of two (2) stories, except when offices are included wherein the height may be increased to three (3) stories *(I 1.1, I 1.5, and I 1.6).*

1.5.4 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development in accordance with the policies

contained in this element and the Urban Design Element *(I 1.16, I 1.18, and I 1.20).*

1.5.5 Require that sites for light industrial uses be planned and buildings be located to convey a "campus-park" setting, including consideration of the following:

a. siting of buildings around common pedestrian walkways and public places (plazas, outdoor dining, etc.);

b. development of pedestrian walkways, arcades, and/or other visual elements to interconnect individual buildings;

c. use of common architectural design vocabulary (materials, colors, design character, etc.);

d. use of extensive landscape in open spaces and parking lots, including broad landscaped setbacks from principal peripheral streets;

e. location of parking to minimize views from principal peripheral streets;

f. use of consistent and well-designed public and informational signage; and

g. installation of elements defining the key entry points and activity locations *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.11, and I 1.18).*

1.5.6 Require that structures and sites be designed to convey visual interest and character and *to* be compatible with adjacent uses, including:

a. differentiation of building facades by materials, color, architectural details (columns, recessed or projecting windows, articulated beams or spandrels, etc.), offset planar surfaces, and modulated building volumes;

b. architectural treatment of all building elevations;

c. enclosure of storage areas with decorative screening or walls;

d. location of site entries to minimize conflicts with adjacent residential neighborhoods; and

e. mitigation of noise, odor, lighting, and other impacts *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.11, and I 1.18).*

c. Heavy Industrial

1.5.7 Accommodate the development of heavy manufacturing and related industrial uses in areas designated as I 3 in accordance with **Table 1-3** in areas designated on the LUP *(I 1.1, I 1.5, and I 1.6).*

1.5.8 Permit development to a maximum intensity of a FAR of 0.75 and height of two (2) stories, which may be increased to accommodate unique physical site operations *(I 1.1, I 1.5, I 1.6, and I 1.8).*

1.5.9 Require that development be compatible with adjacent land uses; incorporating landscape setbacks, screening walls, berms, and/or other appropriate elements which mitigate visual and operational impacts *(I 1.1, I 1.5, I 1.6, I 1.8, and I 1.9).*

1.5.10 Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts *(I 1.1, I 1.5, I 1.6, and I 1.11).*

6. Public and Institutional Land Use Policies

Policy Intent
Lands are designated for public and institutional uses such as governmental administrative, recreation, cultural and educational to support the existing and future population and development of the City.

Objective
1.6 Provide for the continuation of existing and development of new public service, religious, and institutional uses and facilities which meet the needs of the City's residents.

Policies
1.6.1 Allow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present locations and development of new uses in areas designated as "P" on the **Land Use Plan Map** and in any other land use zone where they compliment and are compatible with adjacent land uses and development contingent on City discretionary review and approval *(I 1.1, I 1.3, and I 1.5).*

1.6.2 Allow for the development of private recreation, cultural, educational, institutional, and health uses in areas designated for commercial or business park uses, and others which may be specifically identified on the **Land Use Plan Map**, provided that they are compatible with adjacent uses and subject to the City discretionary review and approval *(I 1.1, I 1.3, and I 1.5).*

1.6.3 Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval *(I 1.1, I 1.3, and I 1.5).*

1.6.4 Allow for the continuation of existing and development of new child and senior day-care facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval *(I 1.1, I 1.3, and I 1.5).*

1.6.5 Allow for the reuse of surplus public and utility properties and facilities for private use, with the type and density/intensity of use to be permitted on the site determined by:

a. their compatibility with the type, character, and density/intensity of adjacent uses;

b. objectives for the area defined by this Plan;

c. contribution of public benefits (e.g., affordable housing);

d. revenue contribution to the City; and

e. formulation and approval of a specific or development plan *(I 1.1, I 1.5, I 1.6, and I 1.8).*

1.6.6 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, including the use of landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses *(I 1.11 and I 1.18).*

1.6.7 Evaluate the feasibility and appropriateness of developing new or expanded Civic Center facility at one or more sites in the City *(I 1.7 and I 1.16).*

7. Coastal and Recreation-Related Land-Use Policies

Policy Intent
Land use policies provide for the accommodation of uses which attract visitors to the City and serve residents, capitalizing on the unique and distinctive recreational assets of the City, including its beaches, ocean, hillsides, and canyons. Among these are recreational-oriented mixed-use developments at the Pier Bowl and North Beach, existing and new golf courses, destination resorts in the Talega and on the Marblehead Coastal site, and expanded beach front recreational use in North Beach at the site of the existing trailer park, on the ocean side of Pacific Coast Highway.

Objective

1.7 Provide for the development of recreation-oriented commercial and supporting uses which are in harmony with, yet capitalize on the ocean and beachfront and hillsides and canyons and are attractive and compatible with adjacent residential neighborhoods and commercial districts.

Policies

1.7.1 Designate lands for the development of coastal-related commercial, recreational, lodging, and supporting uses on the **Land Use Plan Map** and establish standards to ensure their compatibility with adjacent residential neighborhoods and commercial districts *(I 1.1, I 1.3, and I 1.5).*

1.7.2 Designate lands for the continuation of existing and development of new coastal-, golf course-, or other recreation-oriented destination-resort facilities on the **Land Use Plan Map**; and establish standards to ensure their compatibility with adjacent residential neighborhoods and commercial districts *(I 1.1, I 1.3, and I 1.5).*

1.7.3 Allow for the continued use of the City's public beaches for coastal recreational uses *(I 1.1 and I 1.3)*

8. Public Infrastructure Land Use Policies

Policy Intent
Lands are designated to maintain existing public rights-of-way and other public infrastructure. Policy provides for the expansion of these where necessary to support development by public dedications, easements, or other means.

Objective

1.8 Commit lands for the continued operation of public infrastructure which supports residents, businesses, and visitors and protects them from environmental hazards.

Policies

1.8.1 Designate and acquire, through dedication or other legal means, lands for the continuation and expansion of public streets and highways in accordance with the Master Plan of Streets and

Highways (MPAH), as defined by **Figure 4-2** and **Figure 4-3** in the Circulation Element *(I 1.1, I 1.2, I 1.3 and I 1.5).*

1.8.2 Designate and acquire, through dedication or other legal means, lands for the continuation of utility corridors, easements, and facilities (sewer, water, energy, storm drainage, telecommunications, etc.) on the **Land Use Plan Map** which support existing and future land use development *(I 1.1, I 1.2, I 1.3 and I 1.5).*

1.8.3 Develop plans and programs for the reuse of infrastructure and utility properties and easements should they be no longer required for their intended operations *(I 1.1, I 1.6, and I 1.8).*

9. Open Space Land Use Policies

Policy Intent

An extensive network of parks, passive open spaces, and recreational trails are provided for by the Plan's policy. This includes the continuance of existing parkland, preservation of existing open spaces which are publicly owned, encumbered by easements, or maintained by homeowner associations, dedication of additional parklands and open spaces through new development subdivisions and plans, preservation of ridgelines and significant environmental habitats, and construction of new pedestrian trails and bikeways in the City. Additional open space policies are discussed in the Parks and Recreation and Natural Resources Elements of this General Plan.

Objective

1.9 Preserve open spaces for the City's residents which provide visual relief, amenity and recreational opportunities, protect environmental resources, protect the population from environmental hazards, and are in balance with new development.

Policies

1.9.1 Designate lands for the provision of recreational open spaces on the **Land Use Plan Map** which are sufficient to meet the needs of existing and future residents *(I 1.1, I 1.3, and I 1.5).*

1.9.2 Designate lands for the provision of passive and visual open space on the **Land Use Plan Map**, which provide a balance to the urban and suburban development of the City *(I 1.1, I 1.3, and I 1.5).*

1.9.3 Designate lands for the protection of significant environmental resources and protection of life and property from environmental hazards on the **Land Use Plan Map** *(I 1.1, I 1.3, and I 1.5).*

1.9.4 Accommodate active parklands, beaches, or other open space uses in areas designated as "OS 1" (encompasses publicly-

owned properties) in accordance with the standards stipulated in **Table 1-3** *(I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6).*

1.9.5 Accommodate passive recreation, hiking and equestrian activities, golf courses and ancillary uses, aesthetic enjoyment, and similar activities in areas designated as "OS 2" (these include privately-owned parcels which are intended to be used for these purposes) and "OS 3" (except no golf course uses) (these include privately-owned parcels which are set aside by an easement and intended to be used for these purposes) in accordance with the standards stipulated in **Table 1-3** *(I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6).*

1.9.6 Accommodate public and private golf courses and ancillary facilities (club houses, restaurants, and pro shops) in areas designated as "OSC" in accordance with the standards stipulated in **Table 1-3** *(I 1.1, I 1.2, I 1.3, I 1.5, and I 1.6).*

1.9.7 Coordinate with the Transportation Corridor Agencies, Camp Pendleton, County of San Diego, and other appropriate agencies to ensure that if the Foothill Transportation Corridor is built, the land area at the southern edge of the City, between the City's corporate boundary and the "Modified C" alignment of the proposed FTC, is developed as a golf course, park or other public/recreational amenity that will also serve as a aesthetic and noise buffer between the proposed FTC and existing residential units in San Clemente (*I 1.15*).

Design and Development

1.9.8 Require that developers of residential, mixed-use, and other projects whose scale may significantly impact existing open space resources allocate sufficient lands as permanent open space for recreation, visual relief, and/or environmental resource protection (by dedication, easement, or other City-approved technique) *(I 1.1, I 1.2, I 1.5, I 1.6, and I 1.7).*

1.9.9 Restrict designated open spaces to uses which are compatible with this purpose, such as passive recreation and nature observation *(I 1.1, I 1.2, I 1.5, and I 1.6).*

1.9.10 Provide for the development of additional open spaces for recreational purposes in accordance with the Parks and Recreation Element and Master Plan of Parks and Recreation *(I 1.1, I 1.2, I 1.6, and I 1.7).*

1.9.11 Provide for the acquisition and development of parks and recreational lands and facilities in accordance with the Growth Management Element *(I 1.1, I 1.2, I 1.6, and I 1.7).*

1.9.12 Protect and maintain the Talega Reserve as an open space and environmental resource, in cooperation with other public agencies and private organizations *(I 1.14)*.

1.9.13 Require that development be sited and designed to protect significant environmental resources, including the provision of open space, in accordance with the Biological Resources Element policies *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, and I 1.9)*.

1.9.14 Require that significant ridgelines be preserved as a visual and open space resource in accordance with the Aesthetic Resources Element policies *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, and I 1.9)*.

1.9.15 Maintain open spaces to protect life and property from flooding, landslide, and other environmental hazards, where these cannot be mitigated, in accordance with the Utilities, Flooding, and Seismic Safety Elements *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, and I 1.9)*.

1.9.16 Work with the United States Marine Corps to maintain Camp Pendleton as an open space resource *(I 1.14)*.

1.9.17 Work with the County of Orange to minimize development and preserve the open space character of the City's Sphere of Influence *(I 1.14)*.

10. Pedestrian-Oriented Overlay Zone Land Use Policies

Policy Intent

Land Use policy provides for the establishment of distinct commercial districts which are characterized by a high level of pedestrian activity. This will be achieved through an "overlay" zone ("-p") in which the underlying permitted land uses will be subject to standards regarding their siting and design. In these areas, the ground floor of structures will be restricted to uses which facilitate pedestrian use such as retail shops and restaurants. Non-pedestrian active uses, such as professional offices, are encouraged to be located to the rear of or above the retail space. Buildings would be required to be sited in proximity to the sidewalk frontage, forming a common building "wall," and designed to incorporate visual elements which are attractive to the pedestrian (e.g., articulated and modulated facades, arcades, courtyards, trellises, and landscape).

Objective

1.10 Provide for the development of commercial and mixed use (integrating commercial with residential) districts which are characterized by their high level of pedestrian activity.

Policies

1.10.1 Accommodate the development of commercial and mixed-use projects as permitted by the underlying land use designation in areas designated as a pedestrian-oriented overlay ("-p") *(I 1.1, I 1.5, and I 1.6)*.

areas designated as a pedestrian-oriented overlay ("-p") (*I 1.1, I 1.5, and I 1.6*).

1.10.2 Require that structures located in the pedestrian overlay zone as designated on the Land Use Plan be sited and designed to enhance pedestrian activity along the sidewalks, including the following standards:

a. incorporation of uses in the first floor along the street frontage which stimulate pedestrian activity; encouraging professional offices, data computing, and other similar uses to be located in the rear or above the first floor unless economically infeasible;

b. siting of the linear frontage of the building along the front yard property line to maintain a "building wall" character, except for areas contiguous with the structure used for outdoor dining or courtyards;

c. assurance that the front setbacks are visually and physically accessible to pedestrians, except as may be required for security;

d. incorporation of landscape which visually distinguishes the site and structure (planted beds, planters, window boxes, and other elements);

e. incorporation of arcades, courtyards, and other recesses along the street elevation to provide visual relief and interest;

f. extensive articulation of the building facade and use of multiple building volumes and planes;

g. use of roofline and height variations to break up the massing and provide visual interest;

h. visual differentiation of upper from lower floors;

i. distinct treatment of building entrances;

j. use of pedestrian-oriented projecting and other signage;

k. prohibition of new automobile service and repair such as car washes, auto sales, repair, and similar uses *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.11 and I 1.18).*

11. Architectural Design Overlay Policies

Policy Intent
Land Use policy provides for the establishment of visually distinct districts containing structures characterized by a Spanish Colonial Revival architectural design style reflecting San Clemente's historical buildings. This will be achieved through an "overlay" zone ("-A") in which the underlying permitted land uses will be subject to design standards defined in the Urban Design Element and implemented through the Design Guidelines and/or municipal code.

Objective

1.11 Ensure that the City's architecture in key community and tourist-serving *areas* maintains a high quality of design consistent with the City's history.

Policies

1.11.1 Accommodate the development of commercial, mixed-use and residential projects as permitted by the underlying land use designation in areas designed as an Architectural Design overlay ("-A") (*I 1.1, I 1.5, and I 1.6*).

1.11.2 Require that new, adaptively re-used, and renovated buildings located in the Architectural Design overlay district be designed to reflect the City's Spanish Colonial Revival heritage in accordance with the Urban Design Element (*I 1.1, I 1.4, I 1.8, I 1.11, and I 1.18*).

B. Specific Land Use Districts

The goals, objectives and policies contained in this section define the intended functional role, density/intensity, character and standards for development of each of the fifteen (15) special districts and neighborhoods listed below. These provide greater specificity and expand upon the basic policies and standards defined in the preceding policy section of this element.

1. Commercial and Mixed-Use Districts
    a. Downtown San Clemente
    b. North Beach
    c. Pier Bowl
    d. Regional Center: San Clemente High School Site and Tsuma Property
    e. Rancho San Clemente Town Center
    f. El Camino Real Corridor
    g. Existing Civic Center Site
    h. Hospital Complex
    i. Other Commercial Centers

2. Destination Resorts
    a. Shorecliffs Resort
    b. Marblehead Coastal

3. Industrial Districts
   a. Rancho Business Parks
   b. Los Molinos Business Park
   c. Rancho San Clemente Heavy Industrial Park

4. Ranchlands Planned Communities

1. Commercial and Mixed Use Districts

Goal
Provide a hierarchy of distinct commercial and mixed commercial and residential districts which are differentiated by their functional role and physical form and character.

a. Downtown San Clemente

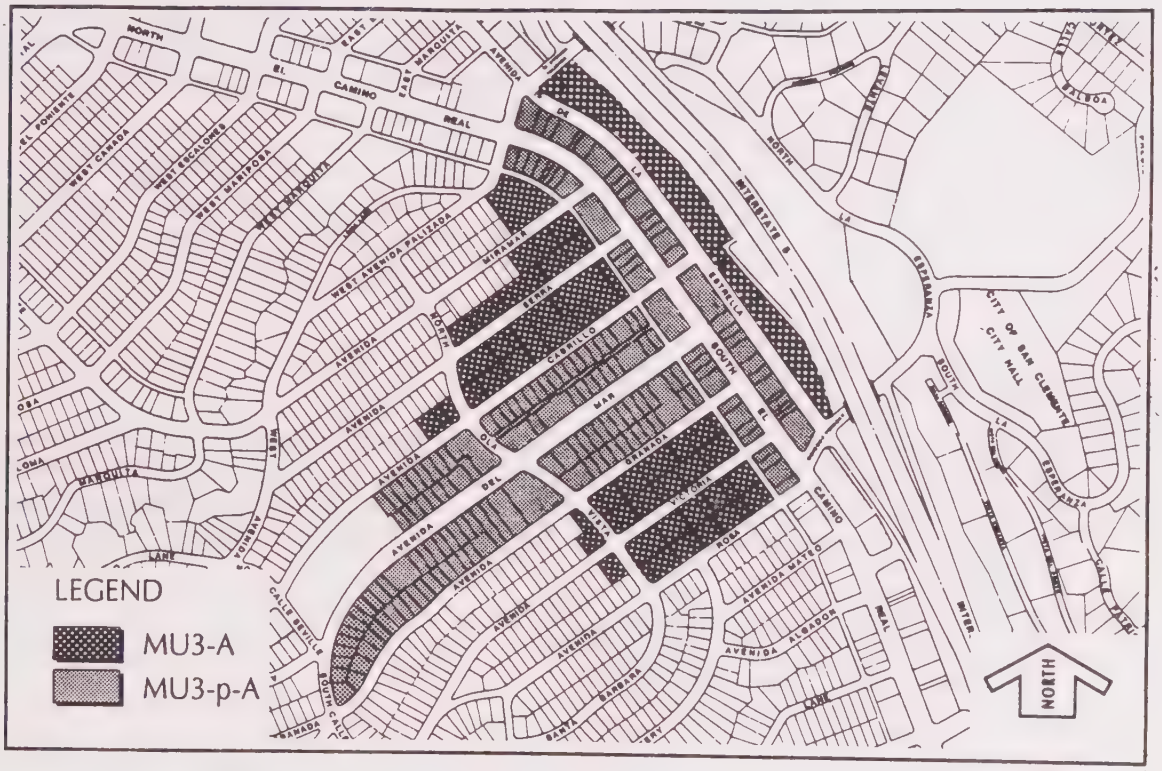


Figure 1-1

Policy Intent

The Downtown area depicted in **Figure 1-1** will be continued as the symbolic "core" of the City, maintaining its pedestrian-oriented "village" character. Community- and tourist-serving retail commercial, entertainment, restaurants, offices, and public uses are accommodated. Outdoor and courtyard cafes, flower sales, and similar uses are encouraged. Residential units would are permitted on the upper floors to enhance the area's activity and provide housing opportunities for those working in the commercial establishments. The Plan suggests that shared parking facilities be developed, using their street-facing areas for commercial uses.

Physically, future development would occur as infill, consistent in scale (2-3 stories) and character with the prevailing Spanish Colonial Revival buildings. Pedestrian activity is emphasized, particularly along Avenida Del Mar and the El Camino Real intersection, by the siting of buildings along the sidewalk frontages, incorporation of courtyards, transparent facades, streetscape, and similar design, and locating offices and other low customer/activity uses to the rear or above street-facing retail, restaurants, entertainment, and other comparable uses.

Objective

1.12 Maintain the Downtown area as the symbolic functional and physical center of the City; emphasizing its use as a pedestrian-oriented commercial and residential "village" providing for the needs of residents and tourists (areas designated as "MU 3-p-A" and "MU 3-A").

Policies

Permitted Uses

1.12.1 Accommodate the development of community and visitor serving commercial uses, including retail, financial, household supply and furnishings, eating and drinking establishments, food sales, drug stores, personal and business services, professional offices, art and cultural facilities, entertainment, overnight accommodations, public facilities (auditoriums, vest pocket parks, etc.), and similar uses *(I 1.1, I 1.5, and I 1.6).*

1.12.2 Accommodate the development of residential uses on the second floor or higher of structures containing commercial uses and/or parking on the lower levels *(I 1.1, I 1.5, and I 1.6).*

1.12.3 Allow for the development of shared-parking facilities, which, at a minimum, incorporate retail along the street frontage *(I 1.1, I 1.5, and I 1.6).*

1.12.4 Encourage the development of outdoor dining and other similar uses which do not impede pedestrian use of the sidewalks *(I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8).*

1.12.5 Consider extending the MU 3-p-A designation to cover all lots fronting Avenida Del Mar between Avenida Seville and the Pier Bowl. *(I 1.9)*

Density/Intensity and Height

1.12.6 Permit the development of sites as follows:

a. Exclusively for commercial use: to a maximum intensity of a floor area ratio (FAR) of 1.0 and height of two (2) stories; and

b. Integration of residential with commercial uses: to a maximum FAR of 2.0 and height of three (3) stories, providing that a minimum FAR of 0.35 and maximum FAR of 1.0 is developed for commercial use *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.12.7 Require that structures located in the "MU 3-p-A" zone be sited and designed to enhance pedestrian activity along the sidewalks, as stipulated in policy 1.10.2 *(I 1.1, I 1.5, I 1.6, I 1.8, and I 1.10)*

1.12.8 Require that new development and renovations of existing structures be designed in a Spanish Colonial Revival style in accordance with the Urban Design Element *(I 1.1, I 1.5, I 1.6, I 1.12 and I 1.19).*

1.12.9 Maintain a distinctive visual and physical environment for the Downtown area's public streetscape in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements *(I 1.18).*

1.12.10 Link individual buildings and sites with each other through the use of walkways in addition to street-abutting sidewalks *(I 1.5, I 1.12, and I 1.19).*

1.12.11 Integrate improvements into the design of individual sites and public streetscape which facilitate transit use of the Downtown, such as bus shelters and recessed access points *(I 1.5, I 1.17, and I 1.18).*

b. North Beach

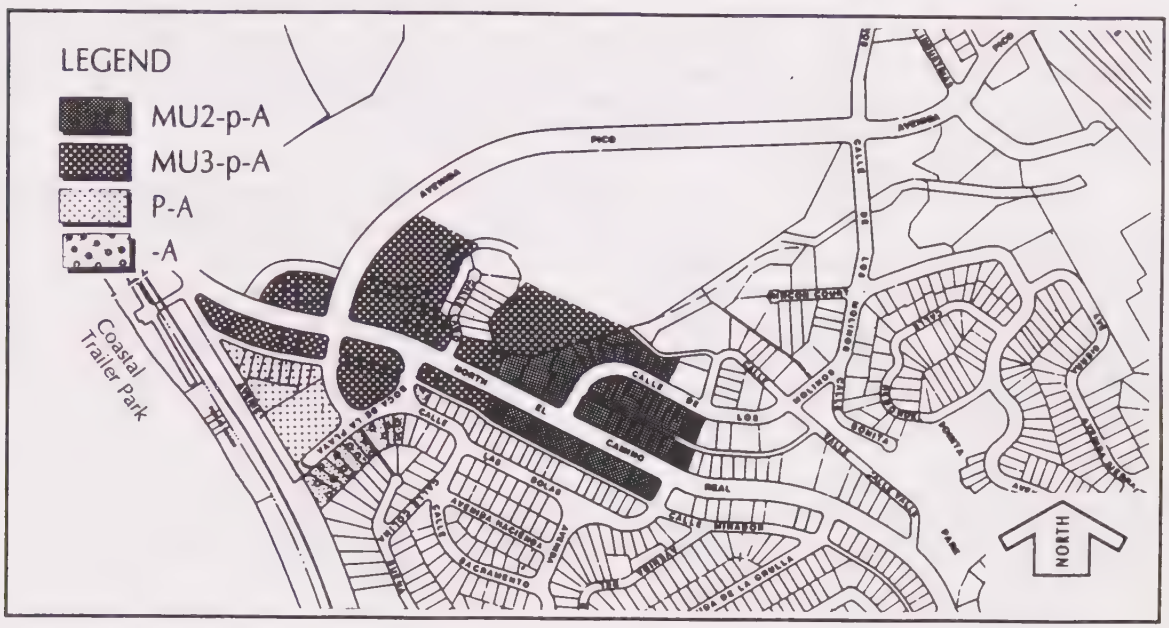


Figure 1-2

Policy Intent

Plan policy provides for the revitalization of the North Beach area as depicted on **Figure 1-2**, as a community- and visitor-serving mixed-use, high activity center of the City. This is intended to capitalize on the area's adjacency to the beachfront and emphasize the significant historic structures including the Ole Hanson Beach Club, Miramar Theater, and Sebastians. It is further intended that the provision of coastal-related uses offers an opportunity to lessen the demands to intensify development at the Pier Bowl.

Retail shops, gift stores, restaurants, hotels/motels, entertainment, and residential units above lower level commercial would be accommodated to establish a pedestrian-oriented "village" environment (similar to the downtown). Opportunities for additional coastal uses (a second pier, beach boardwalk, etc.), a new train station, and/or a multi-modal transportation center are allowed by the policy. Extensive streetscape amenities would be incorporated to provide linkages among individually developed sites and a unique identity for the district.

Objective

1.13 Provide for the enhancement of North Beach as a primary City entrance and distinctly identifiable, pedestrian-oriented center of tourist and community activity, capitalizing on its location adjacent to the coast and emphasizing its historic structures (areas designated as "MU 3-p-A", "MU 2-p-A" and "P-A").

Policies

Permitted Uses

1.13.1 Accommodate neighborhood community and visitor serving commercial, mixed residential and commercial, and parking uses in accordance with Policies 1.12.1 through 1.12.4 *(I 1.1, I 1.5, I 1.6, and I 1.8).*

1.13.2 Allow for the development of a train station and/or multi-modal transportation center and ancillary facilities *(I 1.1, I 1.5, I 1.6, and I 1.17).*

1.13.3 Accommodate the development of expanded recreational uses at the Ole Hanson Beach Club and surrounding areas, including the potential of an active park at the existing parking lot provided that existing parking is adequately replaced *(I 1.1, I 1.5, I 1.6, and I 1.17).*

1.13.4 Encourage the development of shared policy facilities and shared parking facilities and shared parking management techniques (*I 1.1, I 1.5, I 1.6, and I 1.8*).

1.13.5 Provide for the reuse of the coastal trailer park in North beach, on the ocean side of Pacific Coast Highway, for public beach and recreational use (*I 1.1, I 1.5, I 1.6, I 1.8 and I 1.13*).

Density/Intensity and Height

1.13.6 Permit the development of sites in areas designated as "MU 3-A-p" as follows:

a. Exclusively for commercial use: to a maximum intensity of a FAR of 1.0 and height of two (2) stories; and

b. Integration of residential with commercial uses: to a maximum FAR of 2.0 and height of three (3) stories, providing that a minimum FAR of 0.35 and maximum FAR of 1.0 is developed for commercial use *(I 1.1, I 1.5, and I 1.6).*

1.13.7 Permit the development of sites in areas designated as "MU 2-p-A" as follows:

a. Exclusively for commercial use to a maximum intensity of a FAR of 0.5 and height of two (2) stories; and

b. Integration of residential with commercial uses to a maximum FAR of 1.5 and height of three (3) stories,

providing that a minimum FAR of 0.3 and maximum FAR of 0.5 is developed for commercial use *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.13.8 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2, and 1.12.6 through 1.12.11 *(I 1.1, I 1.5, I 1.6, I 1.7, I 1.12, and I 1.19)*

1.13.9 Establish a distinctive visual and physical environment for the North Beach's public streetscape in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements *(I 1.5 and I 1.18).*

1.13.10 Integrate improvements which facilitate transit use of North Beach, such as bus shelters and recessed access points *(I 1.5, I 1.17, and I 1.18).*

1.13.11 Evaluate and implement, as feasible, a pedestrian "promenade" connecting North Beach with the Pier Bowl and south to Calafia Beach *(I 1.13 and I 1.18).*

1.13.12 Formulate a Specific Plan incorporating detailed land use, design, and public improvement requirements to ensure the consistent development of the North Beach area; in particular emphasizing the siting/massing of structures to reflect key activities (recreational, train station, and other) and establishment of unifying linkages throughout the area *(I 1.5).*

1.13.13 Consider the use of the authorities of California Redevelopment Law as a mechanism to revitalize parcels and stimulate economic development in North Beach *(I 1.13).*

c. Pier Bowl



Figure 1-3

Policy Intent

Plan policy provides for the continuation of the Pier Bowl depicted on **Figure 1-3** as a high activity, pedestrian-oriented mixed-use center serving the community and tourists which capitalize on its location abutting the beach and San Clemente Pier. It would accommodate uses which support coastal recreational activities, including retail, restaurant, office, cultural, hotel/motel, bed and breakfast establishments, residential, and similar facilities. As with the downtown and North Beach, Plan standards would require that buildings be sited and designed to promote pedestrian activity. In addition, the standards provide for the siting of structures to conform to the natural topographic "bowl" which distinguishes the area; with buildings designed to conform with the terrain.

In respect to specific Pier Bowl properties, the Plan provides for (a) the retention of the existing parking lot (with a possible subterranean facility) to support the area's recreational users and maintenance of public viewsheds to the coast; (b) the development of overnight accommodations, restaurants, cultural facilities, and/or residential units in concert with the preservation of the Casa Romantica and its views; (c) redevelopment of the Beachcomber Hotel for overnight accommodations and coastal-oriented retail in concert with public amenities, provided that any development "conforms to the terrain and is no higher than the

current facility at the street elevation; (d) possible re-use of the adjacent Robison property for coastal-oriented commercial and/or residential uses; and (e) new development of the Alameda property with commercial and/or residential uses which are sited to conform to the natural topography.

Objective

1.14 Continue and enhance the Pier Bowl as a distinctly identifiable, pedestrian-oriented center of tourist and community activity; capitalizing on its location on the coast and the San Clemente Pier.

1) Area-Wide

Policies

1.14.1 Formulate a Specific Plan incorporating detailed land use, design, and public improvement requirements to ensure the consistent development of the Pier Bowl area (*I 1.5*).

1.14.2 Require that new development and the renovation of existing structures be designed in a Spanish Colonial Revival style in accordance with the Urban Design Element (*I.1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

1.14.3 Establish a distinctive visual and physical environment for the Pier Bowl's public streetscape in accordance with the Urban Design Element, including the use of consistent street trees, landscape (planters), street furniture (benches, trash receptacles, news racks, etc.), street and crosswalk paving, pedestrian-scaled lighting, public and entry signage, and other appropriate elements (*I 1.5 and I 1.18*).

1.14.4 Encourage the development of shared parking facilities and shared parking management techniques (*I 1.1, I 1.5, I 1.6, and I 1.8*).

1.14.5 Consider the use of the authorities of California Redevelopment Law as a mechanism to revitalize parcels and stimulate economic development in the Pier Bowl area (*I 1.13*).

1.14.6 Consider the linkage of parking facilities in the downtown and Pier Bowl areas by a seasonally operated transit system (*I 1.17*).

2) "Core" Mixed-Use Sub-Area (designated "MU 4.1-p-A")

Permitted Uses

1.14.7 Accommodate coastal-oriented and community-serving commercial and mixed residential and commercial uses in accordance with Policies 1.12.1, 1.12.2, and 1.12.4, excluding those whose function or scale are incompatible with the recreational character of the area (*I 1.1, I 1.5, I 1.6, I 1.7 and I 1.8*).

1.14.8 Accommodate the development of public recreational uses (*I 1.1, I 1.5, and I 1.8*).

Density/Intensity and Height

1.14.9 Permit development to a maximum intensity of a FAR of 1.0 and height of 30 feet (for commercial or mixed-use), unless the development contributes significant public benefits (e.g., on-site public viewing facilities, open space linked to recreational amenities, extraordinary streetscape amenities, affordable housing, and other) and on-site parking in excess of code requirements which is made accessible to users of the Pier Bowl area, wherein the FAR may be increased to a maximum of 2.0, which shall be determined on an individual project basis (*I 1.1, I 1.5, I 1.6, and I 1.8*).

Design and Development

1.14.10 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2, and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.10, I 1.12, and I 1.19*).

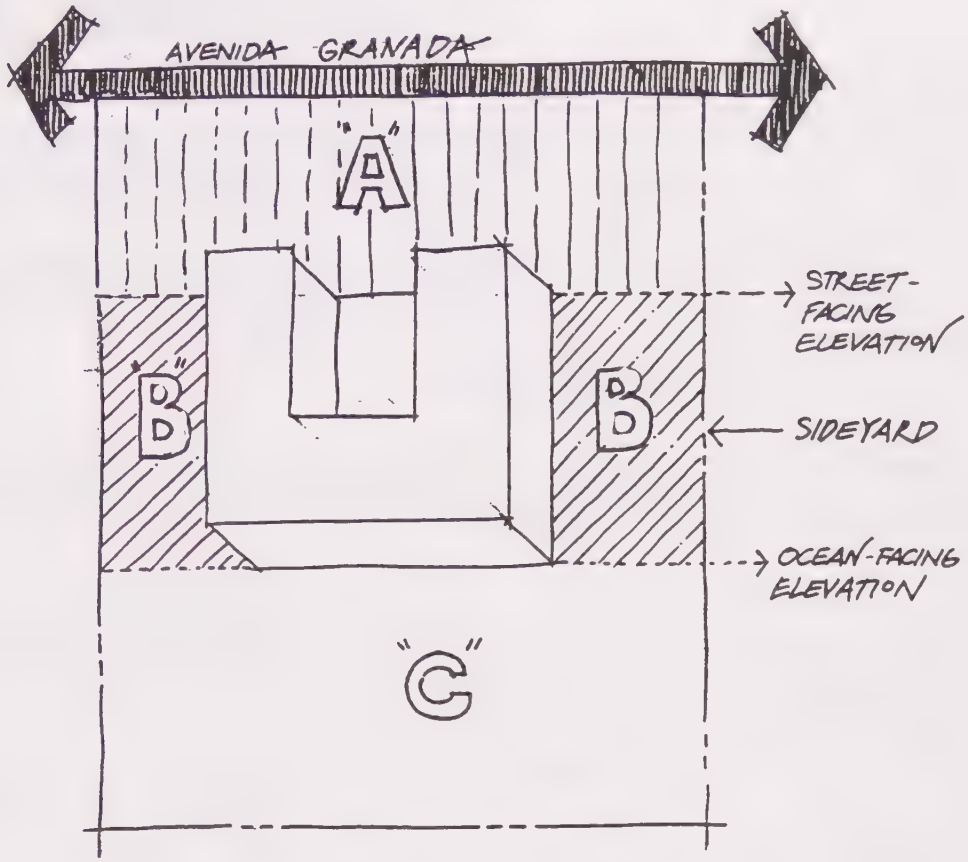
3) Casa Romantica Site (designated as "MU 4.3-p-A")

Permitted Uses

1.14.11 Maintain and/or adaptively re-use the Casa Romantica structure and accommodate the development of overnight accommodations, restaurants, cultural facilities, ancillary retail, and mixed commercial and residential uses subject to City review and approval (*I 1.1, I 1.5, I 1.6, and I 1.7*).

Density/Intensity and Height

1.14.12 Permit development to a maximum intensity of a FAR of 1.0 and the following heights (illustrated on **Figure 1-4**):



PERMITTED DEVELOPMENT INTENSITIES FOR THE SITE PORTIONS DEPICTED ABOVE

A. *HEIGHT MAY NOT EXCEED THE MAXIMUM HEIGHT OF EXISTING DEVELOPMENT ON ADJACENT RESIDENTIAL PARCELS.*

B. *HEIGHT MAY NOT EXCEED THE MAXIMUM HEIGHT OF THE EXISTING CASA ROMANTICA STRUCTURE.*

C. *NO STRUCTURE SHALL BE PERMITTED.*

CASA ROMANTICA
PERMITTED DEVELOPMENT HEIGHTS

SAN CLEMENTE GENERAL PLAN

FIGURE 1-4

a. Portions of the site between Avenida Palizada and the street elevation of the Casa Romantica: height no greater than the maximum height of existing development on the adjacent residential parcels.

b. Portions of the site between the street-facing and ocean facing elevations of the Casa Romantica (sideyards): no greater than the existing Casa Romantica structure.

c. Portion of the site between the ocean-facing building elevation and ocean-facing property line: no structure permitted (*I 1.1, I 1.5, and I 1.6*).

Design and Development

1.14.13 Require that the existing Casa Romantica building be preserved and that and rehabilitation or adaptive reuse be in accordance with the State of California Guidelines for historic preservation (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

1.14.14 Require that new development be designed to be compatible in scale and design with the existing Casa Romantica and reflect the Spanish Colonial Revival architectural style (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

1.14.15 Require that buildings be sited to ensure the maintenance of views from the property to the pier and coastline and public views from the pier to the property (*I 1.1, I 1.5, I 1.6, and I 1.8*).

1.14.16 Encourage community volunteer programs for the maintenance and upgrade of the Casa Romantica (*I 1.21*).

4) Beachcomber Hotel and Robison Properties (designated as "CRC 1-p-A")

Permitted Uses

1.14.17 Accommodate on the Beachcomber and Robison properties the development of coastal-oriented and community-serving commercial (including overnight accommodations) mixed residential and commercial, and public recreational uses, excluding those whose function or scale are incompatible with the recreational character of the area and residential at the Beachcomber Hotel site (*I 1.1 and I 1.5, I 1.6, I 1.7, and I 1.8*).

1.14.18 Allow for the option of the development of multi-family residential units on the Robison property (*I 1.1 and I 1.5, I 1.6, I 1.7 , and I 1.8*).

Density/Intensity and Height

1.14.19 Permit commercial development to a maximum intensity of a FAR of 1.0. If, however, the development contributes significant public benefits beyond those required (e.g., on-site public viewing facilities, open space linked to recreational amenities, extraordinary streetscape amenities, affordable housing, on-site parking in excess of code requirements which is made available to users of the Pier Bowl areas, etc.) then the FAR may be increased to a maximum of 1.5. (this shall be determined on a case-by-case basis). The maximum allowable height of structure(s) shall be consistent with the approved floor area ratio, up to 1.5 FAR (*I 1.1, I 1.5 , I 1.6, I 1.7, and I 1.8*).

1.14.20 Permit a maximum density of 36 units per net acre and a maximum height of 45 feet should the Robison property be developed for residential use (*I 1.1, I 1.5 , I 1.6 , and I 1.7*).

Design and Development

1.14.21 Require that commercial and mixed-use development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2 and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.12, and I 1.19*).

1.14.22 Require, in the case of exclusive residential development on the Robison property, that structures be designed in accordance with Policy 1.2.7 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19*).

1.14.23 Require that development provide for public access to the beach from Victoria using the canyon or other appropriate location, if feasible (*I 1.1 and I 1.5, I 1.6, and I 1.7*).

1.14.24 Require inclusion of a location to provide public views to the coast and pier (*I 1.1, I 1.5, I 1.6, and I 1.7*).

5) Alameda Property (designated as "MU 4.2-p-A")

Permitted Uses

1.14.25 Accommodate the development of coastal-oriented commercial, mixed residential and commercial uses, and public recreational uses, excluding those whose function or scale are incompatible with the recreational character of the area (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).

Density/Intensity and Height

1.14.26 Permit development to a maximum FAR of 1.0 and height which conforms to the natural bluff face topography and does not exceed the bluff's highest elevation (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.8*).

Design and Development

1.14.27 Require that development and structures be designed to convey a high quality of architectural and site design and facilitate pedestrian activity in accordance with Policies 1.10.2 and 1.12.8 through 1.12.11 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, I 1.12, and I 1.19*).

1.14.28 Require that a public pedestrian linkage be established with the Casa Romantica (*I 1.1, I 1.5 , I 1.6, and I 1.7*).

6) Pier Bowl Parking Lot, Beach Front, and Pier (designated as "P-A")

Permitted Uses

1.14.29 Restrict the use of the existing parking lot to surface and/or subterranean parking and allow the development of coastal oriented commercial at the base of the parking lot parallel to the shoreline (*I 1.1, I 1.5, and I 1.6*).

1.14.30 Accommodate the development of additional park and recreational facilities (*I 1.1, I 1.5, I 1.6, and I 1.16*).

1.14.31 Allow for the development of new commercial (maximum one new lease) and recreational uses at the end of the Municipal Pier *(I 1.1, I 1.5, and I 1.6).*

1.14.32 Require that new parking structure facilities follow the topography and height of the parking lot, and allow structural elements of a parking structure located on the parking lot to exceed the height of the existing grade only if existing public views of the ocean (including white water and surf) from Avenida Del Mar can be maintained (*I 1.1, I 1.5, I 1.6, and I 1.8*).

1.14.33 Require that new development on the pier not exceed one (1) story in height (*I 1.1, I 1.5, I 1.6, and I 1.8*).

Design and Development

1.14.34 Require that new development on the pier be designed in a "maritime" architectural design style and be compatible with the style and scale of existing pier structures (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

1.14.35 Establish a public pedestrian linkage to the Casa Romantica (*I 1.5, I 1.7, I 1.17, and I 1.18*).

1.14.36 Evaluate and implement, as feasible, a pedestrian "promenade" connecting the Pier Bowl with North Beach (*I 1.5, I 1.17, and I 1.18*).

7) Peripheral Residential Areas (designated as "RH-A" and "RM-A")

Permitted Uses, Density, and Height

1.14.37 Accommodate the development of multi-family residential units at a maximum density of 36 units per net acre in RH category (*I 1.1, I 1.2, I 1.5, and I 1.6*).

1.14.38 Accommodate the development of multi-family residential units at a maximum density of 24.0 units per net acre in RM category *(I 1.1, I 1.2, I 1.5, and I 1.6)*

Design and Development

1.14.39 Require that residential units be designed in accordance with Policy 1.2.7 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19*).

d. San Clemente High School Site and Tsuma Property: Regional Center

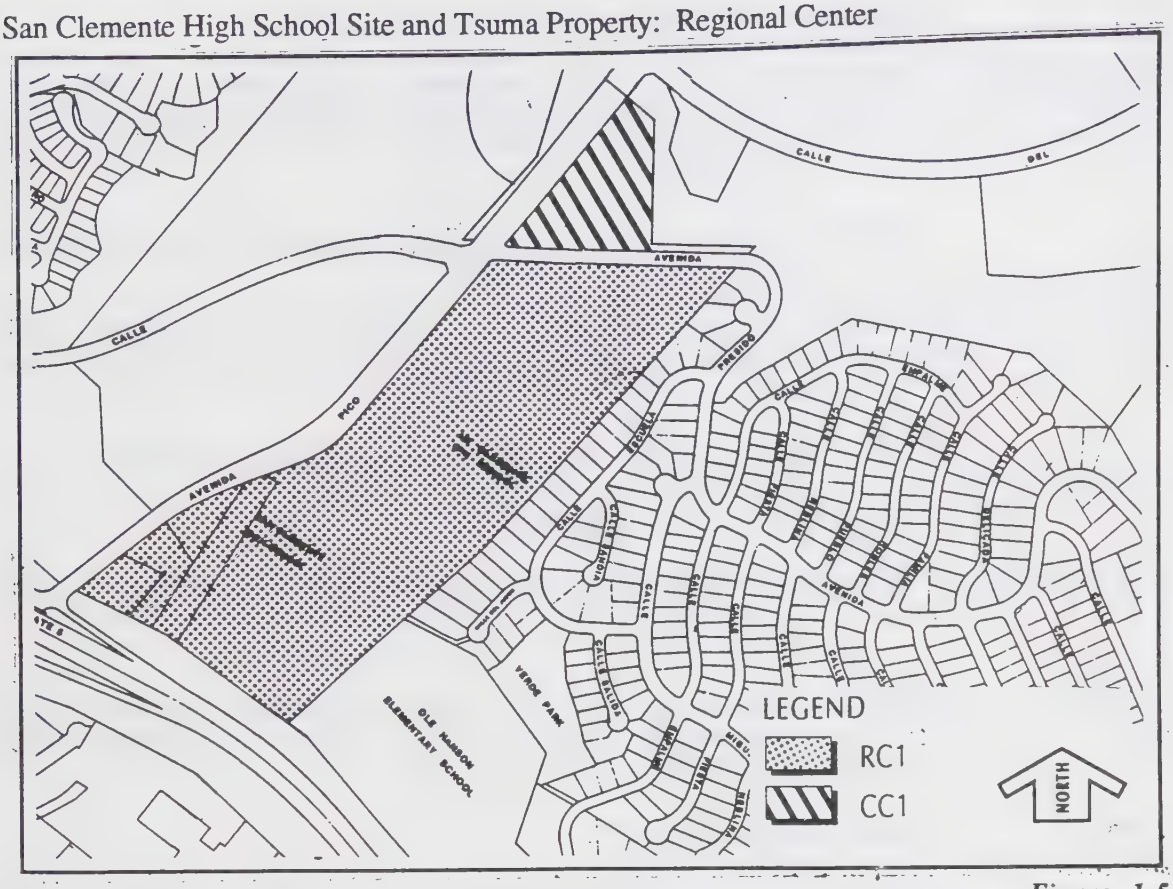


Figure 1-5

Policy Intent

Plan policy allows for the potential re-use of the San Clemente High School site for a major regional-serving commercial center at a major "entry" point to the City from Interstate 5 as depicted in **Figure 1-5**. The site would be developed as a unified project containing anchor department stores, "power center" outlets, restaurants, offices, entertainment, financial institutions, automobile sales, and/or supporting retail uses. Approximately 800,000 to 900,000 square feet could be accommodated on the site, with structured parking.

Policies provide for the siting of structures around common pedestrian-oriented plazas, walkways, and open spaces which are linked to adjacent commercial districts and residential neighborhoods. Design standards provide for a high quality visual character utilizing a Spanish architectural style, multiple building volumes and masses, articulated facades, and extensive site landscape, and sensitivity to the surrounding residential use.

Objective

1.15 Provide for the development of the San Clemente High School site as the City's primary center of region-serving commercial uses; accommodating uses which contribute significant revenue to the City and establishing a distinct physical identity as an activity center, while minimizing its impacts on adjacent residential neighborhoods (areas designated as "RC 1" on the Land Use Plan).

Policies

Permitted Uses

1.15.1 Allow for the development of regional-serving retail commercial and ancillary uses, promotional/discount retail, restaurants, professional offices, entertainment, financial institutions, furniture sales, household and garden supplies, and similar uses *(I 1.1, I 1.5, and I 1.6).*

1.15.2 Allow for the development of automobile sales, repair, and ancillary facilities, provided that multiple dealerships are integrated into a unified center *(I 1.1, I 1.5, and I 1.6).*

Density/Intensity and Height

1.15.3 Permit development to a maximum intensity of an FAR of 0.5 and height of three (3) stories *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.15.4 Require that the development of the site for regional-serving commercial uses be conditioned on the financial and physical ability to relocate the existing High School facilities to a suitable alternative site *(I 1.1, I 1.5, and I 1.7).*

1.15.5 Require that public transit facilities be integrated with development of the site and ensure that they are accessible by automobile, bicycle, and walking from adjacent residential neighborhoods *(I 1.1, I 1.5, I 1.6, and I 1.8).*

1.15.6 Develop and implement programs of public streetscape improvements which uniquely identify the regional center, including elements such as landscape, street furniture, signage, and pedestrian-scaled lighting *(I 1.17 and I 1.18).*

1.15.7 Require the formulation of a comprehensive site development or Specific Plan, including design guidelines, to ensure that the site is developed in a consistent and unified manner and in consideration of the following guidelines:

a. siting of structures on common pedestrian walkways, courtyards, and other open spaces;

b. use of multiple building volumes and masses and highly articulated facades to reduce the visual sense of large scale "boxes" and create a visual fabric of multiple buildings and storefronts;

c. siting of a portion of the buildings in proximity to Avenida Pico; establishing a "building face" relationship to the street and preventing continuous parking along the frontage;

d. design of the exterior periphery of the structures to contain shops, restaurants, and other facilities which provide visual interest to parking areas and the street elevation, avoiding the typical image of a blank wall-enclosed "fortress";

e. inclusion of a major "public square" as a gathering space for public activity (musical groups, concerts, plays, and other spontaneous or programmed community events) and highly visible and accessible public meeting facilities;

f. use of roofline and height variations to break up the building massing and provide visual interest, including vertical setbacks above the second floor on the site's peripheral street and residential facing elevations;

g. use of unified Spanish architectural design theme, including the use of arcades, overhangs, and other elements;

h. clear identification of building entrances;

i. extensive use of landscape which provide a three-dimensional character, including elements such as planting beds, raised planters, containers, or window boxes;

j. use of pedestrian-oriented signage;

k. design of parking structures to be visually integrated with the commercial buildings; and

l. inclusion of well-defined pedestrian linkages to adjacent sidewalks, commercial uses, and residential neighborhoods, which may be accomplished by elements

such as distinctive paving, landscape, lighting, and/or signage *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19).*

1.15.8 Consider the use of the authorities of California Redevelopment Law as a mechanism for the re-use of the High School site for the development of regional-serving commercial uses *(I 1.13).*

e. Rancho San Clemente Town Center

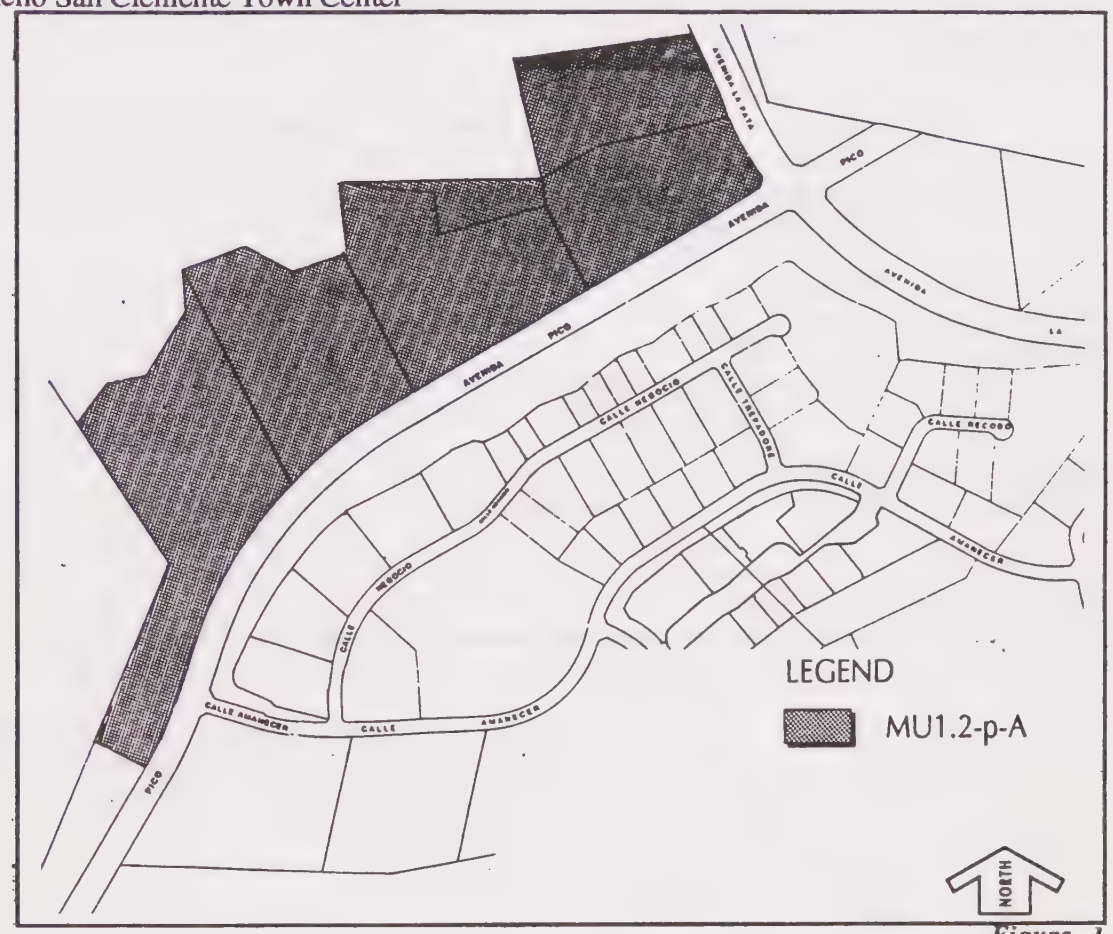


Figure 1-6

Policy Intent

The Plan provides for the development of a major pedestrian-oriented mixed commercial and residential center at the northwest of Avenida Pico and La Pata to function as the key activity center, or "downtown," serving the adjacent ranch communities as depicted on **Figure 1-6**. As such, it would contain the most intensive building density within the ranchlands. A wide variety of uses would be accommodated, with emphasis on those which attract considerable community activity, including retail and office commercial, restaurants, entertainment, hotels, public facilities (including governmental offices), day-care centers, and multi-family residential.

Standards suggest the development of a major concentration of structures and public open space(s) as the focal point of the site's development. This would contain multiple mixed-use

building volumes (integrating commercial and residential) sited on common pedestrian areas, streets, and/or public plaza. Key community activity areas should be located here, including such uses as public meeting rooms, performance facilities, cultural facilities, and/or day-care facilities. Parking would be located to the rear of structures or subterranean. Pedestrian corridors (sidewalks, paths, or other) would extend outward from this core to link to other uses located in the Town Center and to off-site residential neighborhoods and districts.

Peripheral to the core may be lower intensity office or retail structures, residential, and/or recreational facilities (e.g., golf course).

Objective

1.16 Provide for the development of a pedestrian-oriented, integrated commercial, residential, and public center whose functions and physical form act as a singular focal point and "towncenter" for the inland ranch developments (areas designated as "MU 1.2-p-A").

Policies

Permitted Uses

1.16.1 Accommodate regional and community-serving commercial, residential, and parking uses in accordance with Policies 1.12.1 through 1.12.4 *(I 1.1, I 1.2, I 1.5, I 1.6, and I 1.8).*

1.16.2 Allow development of multi-family residential units in accordance with the Design and Development standards stipulated herein *(I 1.1, I 1.2, I 1.5, and I 1.6).*

1.16.3 Accommodate commercial recreation uses including golf courses and ancillary facilities *(I 1.1, I 1.2, I 1.5, and I 1.6).*

1.16.4 Accommodate public uses including parklands, governmental administrative (on at least five acres), meeting and recreation facilities, a multi-modal transportation center, and similar uses *(I 1.1, I 1.2, I 1.5, and I 1.6).*

Density/Intensity and Height

1.16.5 Permit the intensity/density and height of development according to the following standards:

a. Exclusively for commercial uses: a maximum FAR of 0.35 and height of three (3) stories;

b. Exclusively for residential uses: a maximum density of 36 units per net acre; and

c. Integration of residential with commercial uses: a maximum FAR of 1.0 and height of four (4) stories, provided that a minimum FAR of 0.35 and maximum FAR of 0.5 is developed for commercial use *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.16.6 Require that the site be developed as a physically and functionally cohesive and integrated center which:

a. at a minimum contains a concentrated "core" area adjacent to Avenida Pico which shall be the principal activity center of the Town Center, wherein mixed-use residential, commercial, entertainment, restaurant, cultural, public squares, community services, and similar uses will be integrated;

b. may incorporate the development of portions of the site exclusively for multi-family residential, governmental, recreation, and/or transportation facilities;

c. sites individual development lots and buildings on a linked network of streets and pedestrian walkways, courtyards, public plazas, and other open spaces, which are externally linked to Avenida Pico and La Pata; and

d. establishes a common "building wall" for structures located along streets in the "core" *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19).*

1.16.7 Require that buildings be designed and sited in the "core" to facilitate pedestrian activity, including the standards for use, design, and siting stipulated in Policy 1.10.2 *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19).*

1.16.8 Require that buildings be sited and designed to establish a unified "village-like" environment, in conformance with design standards for architectural design, massing, scale, siting, linkages, and other pertinent elements stipulated in Policy 1.15.7 *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, and I 1.19).*

1.16.9 Require the implementation of public streetscape improvements which uniquely identify the Rancho San Clemente Town Center, including elements such as landscape, street furniture, signage, and pedestrian-scaled lighting *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, I 1.17, I 1.18, and I 1.19).*

1.16.10 Require the formulation of a comprehensive site development or Specific Plan, including design guidelines, to ensure that the site is developed in a consistent and unified manner and in accordance with the policies stipulated herein *(I 1.5 and I 1.6).*

f. El Camino Real Corridor.

North El Camino Real Corridor

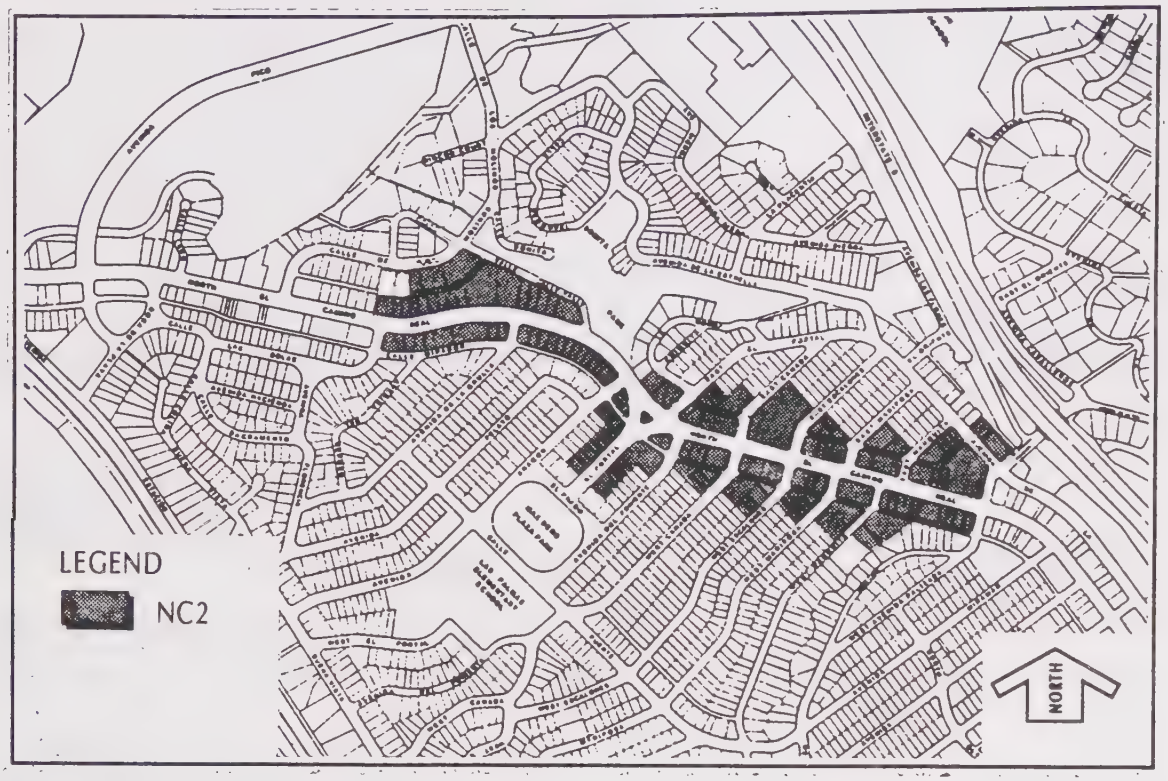


Figure 1-7

South El Camino Real Corridor - Segment A

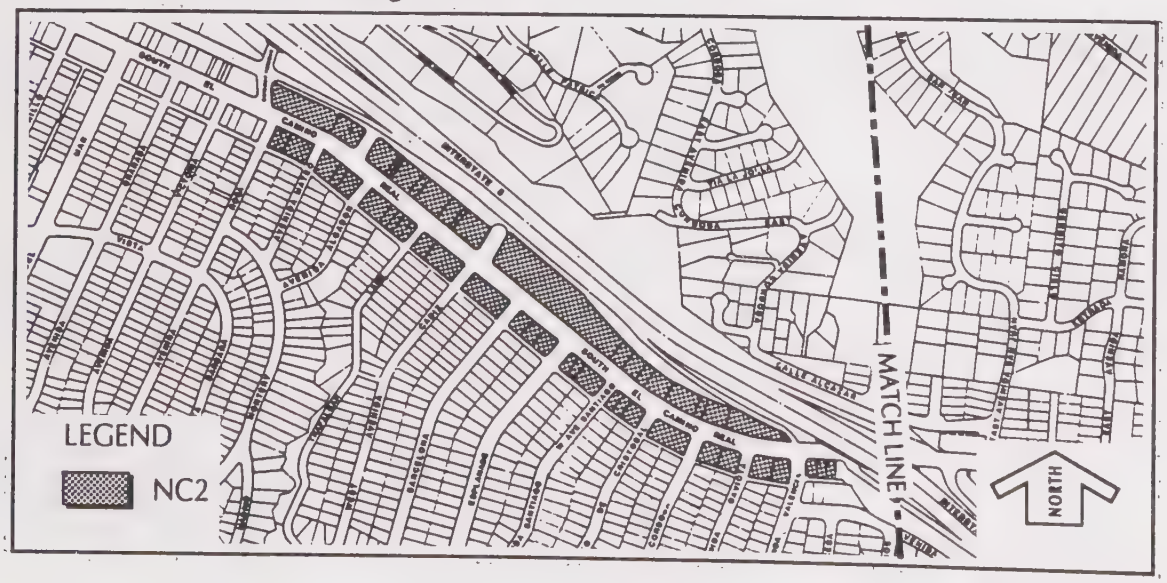


Figure 1-8(a)

South El Camino Real Corridor - Segment B

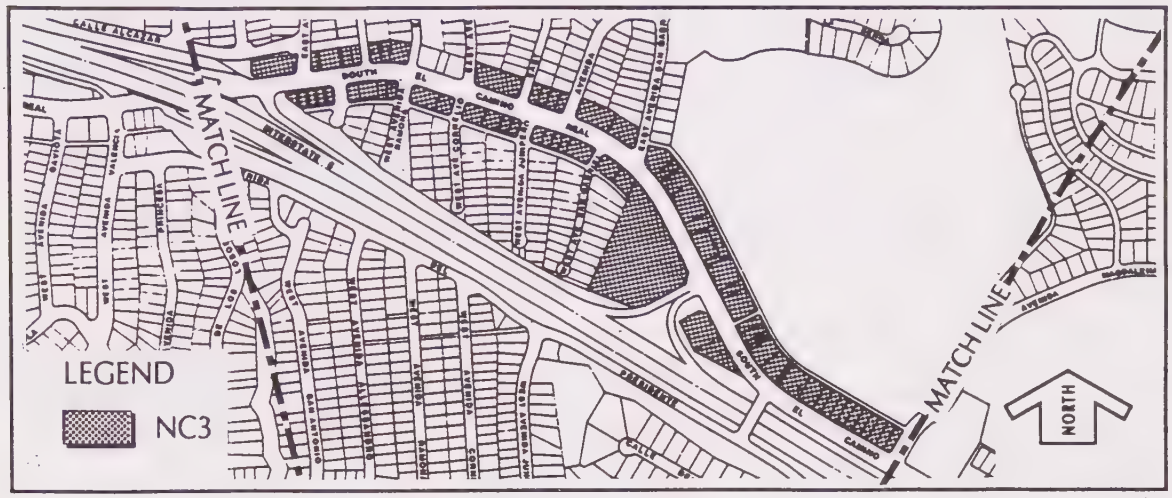


Figure 1-8(b)

South El Camino Real Corridor - Segment C

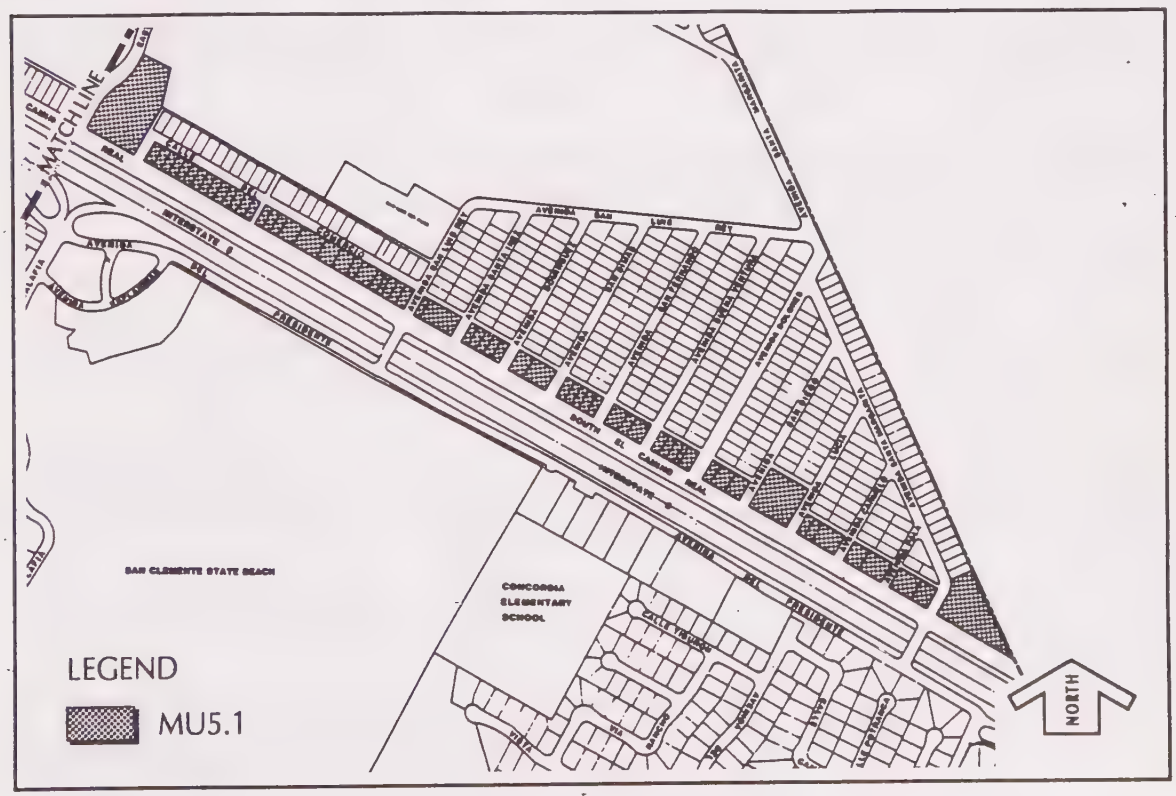


Figure 1-8(c)

Policy Intent

Plan policy differentiates the El Camino Real Corridor into six sub-districts. The two most distinctive and intense of these are the previously Discussed Downtown "Core" and North Beach High Activity Mixed-Use Centers. Two segments, interconnecting North Beach and Downtown (**Figure 1-7**) and Interstate 5 (**Figure 1-8**), would be developed for a mix of highway and community oriented commercial, office, and similar uses which are transitional to the two activity nodes. Standards provide for development of structures at one or two stories and with either pedestrian or automobile oriented characters. South of Interstate 5 to Avenida Magdalena, the policy provides for the development of highway-oriented commercial, office, and hotels/motels up to three stories. From Avenida Magdalena to the southern city limit, the plan will accommodate a mix of commercial and multi-family residential.

Objective

1.17 Continue the development of El Camino Real as a community- and highway-serving commercial corridor, establishing distinctive nodes along its length (areas designated as "NC 2," "NC 3," and "MU 5.1").

Policies

Permitted Uses

1.17.1 Accommodate the development of neighborhood-serving commercial uses in accordance with **Table 1-3** *(I 1.1, I 1.5, and I 1.6).*

1.17.2 Accommodate the development of multi-family residential units on South El Camino Real, in areas designated as "MU 5.1" *(I 1.1, I 1.5, and I 1.6).*

Density/Intensity and Height

1.17.3 Permit the development of sites in areas designated as "NC 2" to a maximum intensity of an FAR of 0.35 and height of two (2) stories *(I 1.1, I 1.5, and I 1.6).*

1.17.4 Permit the development of sites in areas designated as "NC 3" to a maximum intensity of an FAR of 0.35 and height of three (3) stories *(I 1.1, I 1.5, and I 1.6).*

1.17.5 Permit the development of sites in areas designated as "MU 5.1" as follows:

a. Development of commercial uses (vertical mixed use not permitted) to a maximum intensity of an FAR of 0.35 and two (2) stories on a site containing a minimum of 20,000 square feet, which may for the purposes of this standard include the site area of contiguous adjacent parcels which are currently developed for commercial use; and

b. Development of multi-family residential uses (vertical mixed use not permitted) to a maximum density of 36 units per net acre on a site containing a minimum of 20,000 square feet, which may for the purposes of this standard include the site area of contiguous adjacent parcels which are currently developed for residential use *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.17.6 Require that landscape be incorporated in the front yard setback, except where buildings are sited directly on the sidewalk and that they incorporate adequate landscape elements along their street facing elevation to provide visual character, including such elements as planters or window boxes *(I 1.1, I 1.5, I 1.6, I 1.8, and I 1.19).*

1.17.7 Require that sites developed exclusively for residential use be designed to convey a high level of quality in accordance with Policy 1.2.7 and incorporate elements to ensure their compatibility with adjacent commercial uses, including the following:

a. buffer the residential from abutting commercial uses by the use of walls, landscape, and/or horizontal and vertical setbacks;

b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;

c. design and site units to provide adequate security and privacy for tenants; and

d. prevent adverse impacts on the integrity and continuity of other commercial uses *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.10, I 1.12, and I 1.19).*

1.17.8 Require that sites developed exclusively for multi-family residential provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants *(I 1.1, I 1.5, I 1.6, and I 1.8).*

1.17.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to promote the more efficient and cohesive use of properties *(I 1.13).*

g. Existing Civic Center Site

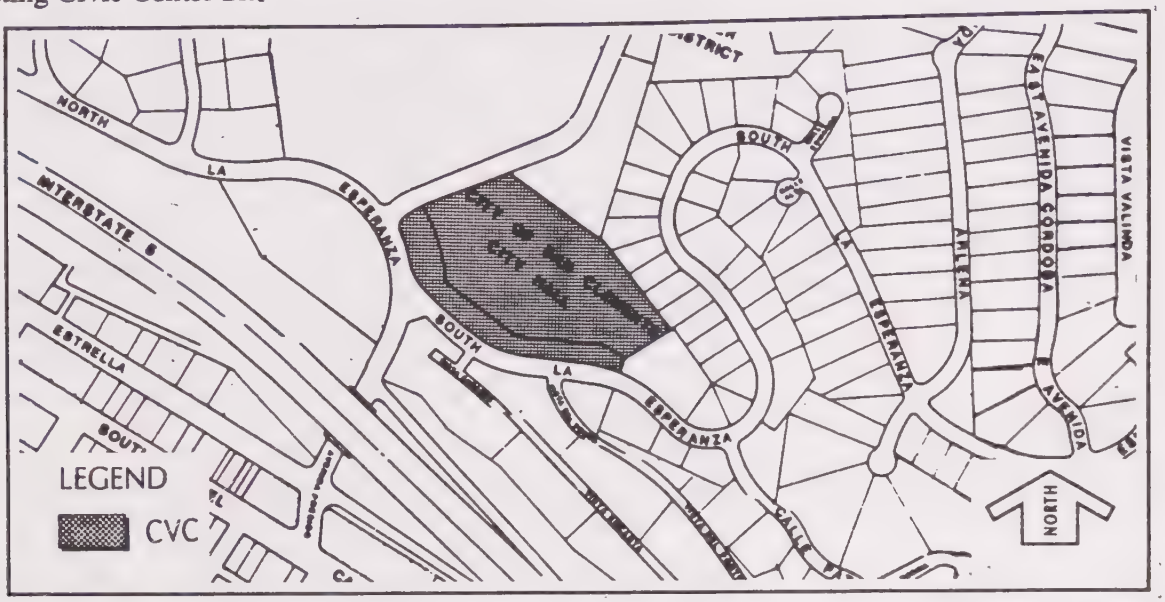


Figure 1-9

Policy Intent
Plan policy provides for the continued use of the existing Civic Center for governmental uses and ancillary facilities as depicted in **Figure 1-9**.

Objective
1.18 Provide for the continued use of the Civic Center site as the focus of government functions (area designated as CVC).

Policies

Permitted Uses

1.18.1 Accommodate governmental offices and ancillary facilities (*I 1.1, I 1.5, and I 1.6*).

Density/Intensity and Height

1.18.2 Permit development to a maximum intensity of a FAR of .35 and height of two (2) stories as measured from the highest existing pad and the "stepping down" of the lower portions of the site to conform to the topography and slopes (*I 1.1, I 1.5, I 1.6, and I 1.8*).

Design and Development

1.18.*3* If any new Civic Center or ancillary uses are added to the site, require that building elevations located along the slope be designed to avoid the appearance of uninterrupted vertical walls,

incorporating set backs, modulations, and other architectural elements (*I 1.1, I 1.5, I 1.6, I 1.12, and I 1.19*).

h. Hospital Site

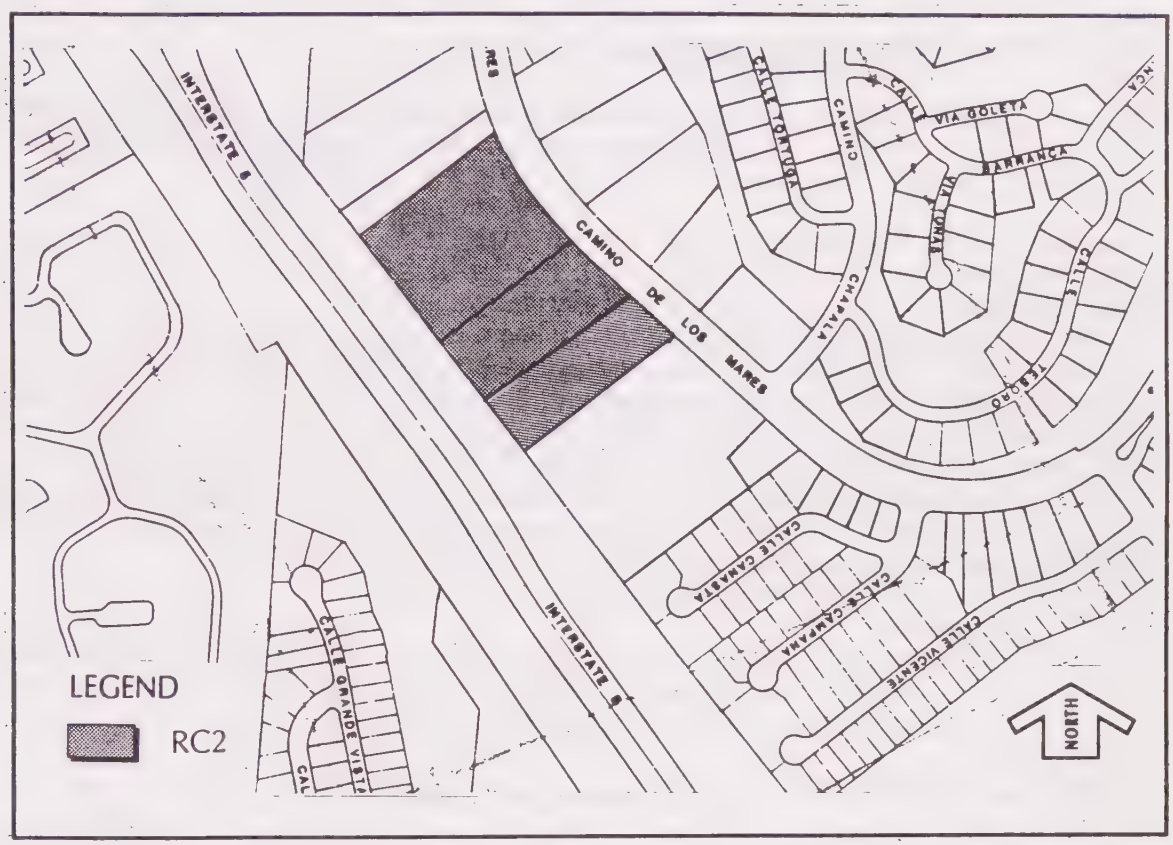


Figure 1-10

Policy Intent

Plan Policy provides for the continued use and intensification of the Samaritan Medical Center and adjacent properties as a principal health services center of the community as depicted in **Figure 1-10.**

Objective

1.19 Provide for the continued use and development of hospital and ancillary facilities to provide for the medical needs of the community in the area designated as "RC 2."

Policies

Permitted Uses

1.19.1 Accommodate the continuation of existing and new development of hospital, related medical offices and facilities, parking structures, and congregate care facilities (*I 1.1 and I 1.6*).

Density/Intensity and Height

1.19.2 Permit development to a maximum intensity of a FAR of 2.0 and height of four (4) stories (*I 1.1 and I 1.6*).

Design and Development

1.19.3 Require that sites incorporate setbacks and landscape to provide a high level of visual quality in accordance with Policies 1.17.6 and 1.17.7 (*I 1.1, I 1.6, I 1.8, and I 1.19*).

i. Other Commercial Centers and Districts

Policy Intent

Objective and policies pertain to commercial centers and districts located on (a) Avenida Pico west of Interstate 5 ("CC 2"), (b) Camino de Estrella and Camino de los Mares ("CC 2"), (c) Capistrano and Pacific Coast Highway/Shorecliffs ("NC 1" and "NC 2"), (d) Avenida Califa ("CC 3" and "CC 2"), (e) Avenida Presidio east of Interstate 5 ("CC 1'), (f) Camino de los Mares-Portico Del Sur ("NC 2"), (g) Avenida La Pata and Vista Hermosa ("CC 2"), (h) Avenida La Pata and Avenida Pico ("NC 2"), (i) Avenida Pico and the Foothill Transportation Corridor interchange ("CC 2"), (j) Talega adjacent to the hotel/clubhouse site ("NC 2"), and (k) other inland ranch sites which may be designated by Specific Plans.

Objective

1.20 Provide for the continuation and enhancement of commercial centers and districts which provide for the needs of community residents and are compatible with adjacent residential neighborhoods.

Policies

Permitted Uses

1.20.1 Accommodate the development of neighborhood and community-serving commercial uses in accordance with **Table 1-3** *(I 1.1, I 1.5, and I 1.6).*

1.20.2 Accommodate the development of automobile sales, repair, and ancillary facilities which are integrated into a unified center at either Avenida Pico west of Interstate 5 (area designated as "CC 2") or Camino de Estrella (at the existing K-Mart site) *(I 1.1, I 1.5, and I 1.6).*

Density/Intensity and Height

1.20.3 Permit development according to the following standards for intensity and height:

a. "NC 1": a maximum FAR of 0.35 and height of 1 story and 15 feet, allowing consideration of additional height based on review for impacts on adjacent residential neighborhoods.

b. "NC 2": a maximum FAR of 0.35 and height of 2 stories.

c. "CC 1": a maximum FAR of 0.5 and height of 2 stories.

d. "CC 2": a maximum FAR of 0.5 and height of 3 stories.

e. "CC 3": a maximum FAR of 0.7 and height of 3 stories *(I 1.1, I 1.5, and I 1.6).*

Design and Development

1.20.4 Require that sites incorporate setbacks and landscape to provide a high level of visual quality in accordance with Policies 1.17.6 and 1.17.7 *(I 1.1, I 1.6, I 1.8, and I 1.19).*

1.20.5 Consider the implementation of distinctive entry and informational signage, street trees, street furniture, pedestrian-scaled lighting, and other improvements to uniquely identify individual commercial districts *(I 1.17 and I 1.18).*

1.20.6 Establish pedestrian linkages between commercial districts and adjacent residential neighborhoods *(I 1.17 and I 1.18).*

2. Visitor/Tourist Serving Land Uses

a. Shorecliffs Golf Course



Figure 1-11

Policy Intent
The Plan permits the development of a hotel and ancillary facilities to support the existing golf course at the Shorecliffs Country Club as depicted on **Figure 1-11**.

Objective

1.21 Provide for the development of additional recreation-oriented facilities at the Shorecliffs Golf Course.

Policies

Permitted Uses

1.21.1 Accommodate the development of a hotel, time share facilities, and ancillary restaurants, gift shops, and other facilities at the

Shorecliffs Golf Course site (designated as "CRC 2") *(I 1.1, I 1.6, and I 1.7).*

Density/Intensity and Height

1.21.2 Permit the development at a maximum intensity of a FAR of 1.0 and/or 500 hotel rooms and height of 55 feet, or to the height of Interstate 5 at the periphery of the site, so as to preserve views to the ocean from the freeway, whichever is higher *(I 1.1 and I 1.3)*

Design and Development

1.21.3 Require that new development be designed in its architecture, site plan, and landscape to convey a high quality of visual character, which distinguishes the site as a destination resort of regional importance *(I 1.1, I 1.6 , I 1.7, I 1.8, I 1.12, and I 1.19).*

1.21.4 Require pedestrian, visual, and landscape linkages to existing golf course facilities and residential neighborhoods *(I 1.1, I 1.6, I 1.7, and I 1.8).*

b. Marblehead Coastal

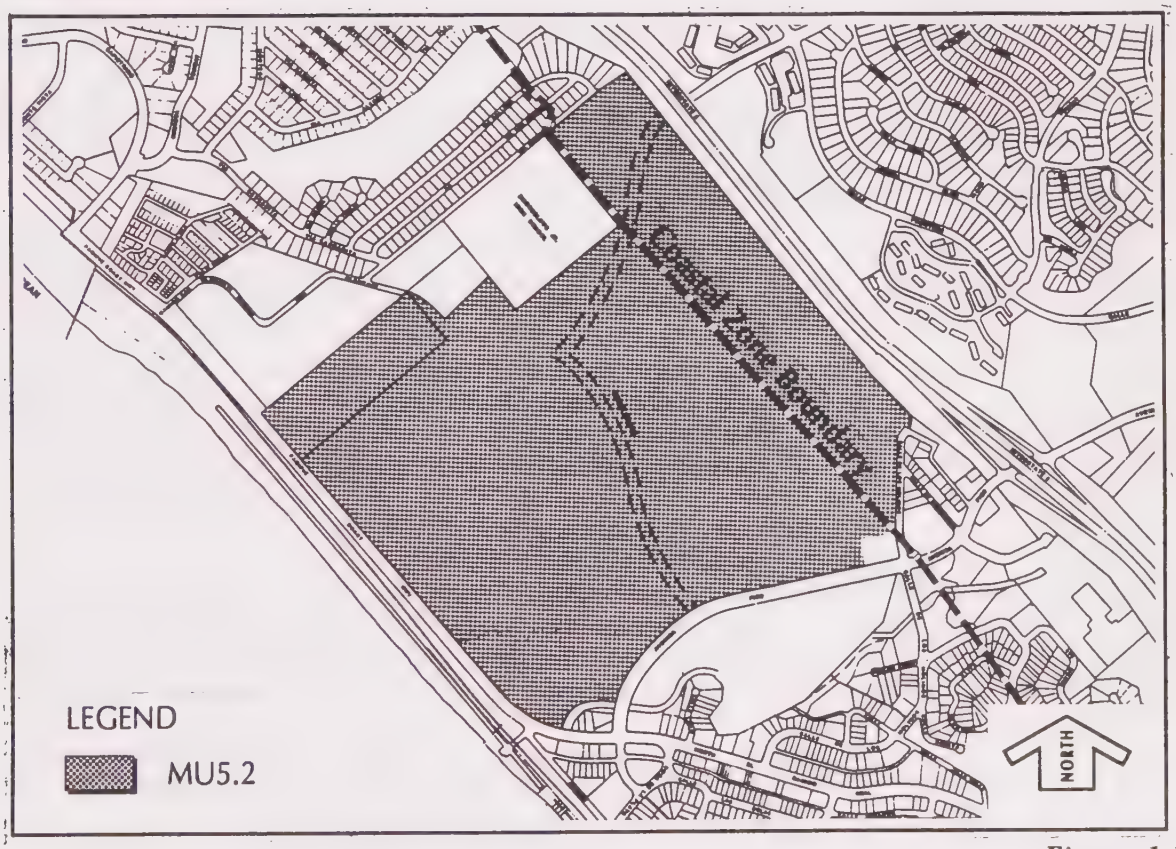


Figure 1-12

Policy Intent
Plan policy provides for the development of the Marblehead Coastal site as a destination resort, containing a hotel, golf course, restaurants, ancillary facilities, approximately 300 residential units, and a public park as depicted on **Figure 1-12.** It would be linked by pedestrian paths to the North Beach mixed-use center.

Plan Policy permits the off-site replacement of the site's existing riparian habitat (coastal canyons) contingent on the sites development as a destination resort. Should alternative land uses be proposed, through a plan amendment, the preservation of the habitat shall be reconsidered.

Objective

1.22 Establish the Marblehead Coastal site as a regionally-identifiable destination resort.

Policies

Permitted Uses

1.22.1 Accommodate the development of hotels and ancillary restaurants, gift shops, golf course and other related facilities (*I 1.1, I 1.5 , I 1.6, and I 1.7*).

1.22.2 Accommodate the development of single family residential units (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.22.3 Require the inclusion of a public park which is sited to take advantage of views of the coastline/beaches and/or on-site recreational amenities (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.22.4 Require that a minimum of thirty (30) percent of the site be preserved as open space as specified in Policy 9.5.1 of the Growth Management Element (*I 1.1, I 1.5, I 1.6, and I 1.7*)

1.22.5 In the event that the permitted uses listed in policy 1.22.1 are found to be economically infeasible by the City allow, for the consideration of alternative uses for the site, subject to proper environmental review, and possible general plan amendment (*I 1.1, I 1.5, and I 1.7).*

Density/Intensity and Height

1.22.6 Permit the development of a maximum of 500 hotel rooms and ancillary facilities and a maximum height of 55 feet (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.22.7 Permit the development of single family residential units at a maximum density of 7 units per net acre on a maximum of 41.5 acres (*I 1.1, I 1.5, I 1.6, and I 1.7*).

Design and Development

1.22.8 Require that the site be planned to achieve a unified and distinctive destination-resort character; integrating structures, golf course, parks, streets, pedestrian walkways, and other elements (*I 1.1, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*).

1.22.9 Require that hotel and other non-residential structures be designed to reflect the City's Spanish Colonial Revival heritage and convey a high quality of visual character (*I 1.1, I 1.5, I 1.6, I1.8, I 1.12, and I 1.19*).

1.22.10 Require the incorporation of pedestrian access way to North Beach, a pedestrian walkway along the bluff, and bikeway along Pacific Coast Highway (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.22.11 Require that existing riparian habitat be preserved on-site or allow its replacement in accordance with the Biological Resources Element if the site is developed as a destination resort. Development of alternative uses by a plan amendment would require reconsideration *of* the habitat's preservation, including design guidelines (*I 1.1, I 1.5, I 1.6, I 1.7, and I 1.9*).

1.22.12 Require the formulation of a Specific Plan to ensure that the site is developed in a consistent and unified manner and in accordance with the policies stipulated herein (*I 1.5 and I 1.6*).

3. *Industrial*

a. Ranches Business Parks

Policy Intent

Plan policy provides for the continued buildout of the Rancho San Clemente Business Park for light manufacturing, research and development, professional offices, and supporting retail, restaurant, and financial uses. Standards will continue the unified character of development which has been established for the Park.

New business parks will be accommodated in Talega containing uses which are comparable to those found in the Rancho San Clemente Business Park. As previously, discussed their location will be integrated with community-serving commercial and multi-family developments and the Rancho San Clemente Town Center through the preparation of a Development Plan.

Objective

1.23 Provide for the continuation and expansion of existing and development of new light industrial districts and business parks which are uniquely identifiable, distinguished in their architecture and site planning, and

compatible with adjacent residential neighborhoods, commercial districts, and environmental resources in areas designated as "I 1" and "I 2."

Policies

1.23.1 Accommodate the development of light industrial uses in ranch areas designated as "I 1" and "I 2" in accordance with the use, density/height, and design policies stipulated in Policies 1.5.1 through 1.5.6 *(I 1.1, I 1.3, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23)*.

b. Los Molinos Business Park

Policy Intent

Plan policy provides for the transition of the existing industrial and commercial parcels in the Los Molinos area as a unified, well-designed business park. Light manufacturing, research and development, professional offices, and supporting retail uses would be permitted, as well as heavy manufacturing uses. Standards provide for unifying streetscape amenities and signage, a high level of architectural design, and extensive site landscape. This area will be physically linked through sidewalks and pedestrian paths to the mixed commercial and residential North Beach Center and adjacent Avenida Pico commercial center.

Objective

1.24 Promote the revitalization of the Los Molinos area as a unified and well-designed business park compatible with adjacent commercial districts and residential neighborhoods (area designated as "I 1" and "I 3").

Policies

1.24.1 Accommodate the development of heavy industrial, light industrial and business park uses in accordance with Policies 1.5.1 through 1.5.6 *(I 1.1,I 1.3,I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23)*

1.24.2 Require that rooflines be designed to be visually attractive from adjacent residential neighborhoods *(I 1.1, I 1.5, I 1.6, I 1.8, I 1.12, I 1.19)*.

1.24.3 Establish development, pedestrian, and landscape linkages to the North Beach mixed-use and Avenida Pico commercial districts *(I 1.17 and I 1.18)*.

1.24.4 Require the formulation of a comprehensive site development or Specific Plan to ensure that the area is developed in a consistent and unified manner and in accordance with the policies stipulated herein *(I 1.5 and I 1.6)*.

1.24.5 Consider the use of the authorities of California Redevelopment Law as a possible means to stimulate economic investment and the revitalization of the Los Molinos area *(I 1.13)*.

c. Rancho San Clemente Heavy Industrial Park

Policy Intent
A site along the southern edge of Avenida La Pata in Rancho San Clemente is designated to accommodate the development of heavy industrial uses. Standards provide for its visual and physical buffering from adjacent industrial, recreational, and open space uses.

Objective
1.25 Provide for the development of heavy industrial uses on the Rancho San Clemente site designated as "I 3" facilitating their consolidation and relocation from other existing sites in the city and ensuring their compatibility with adjacent land uses and environmental setting.

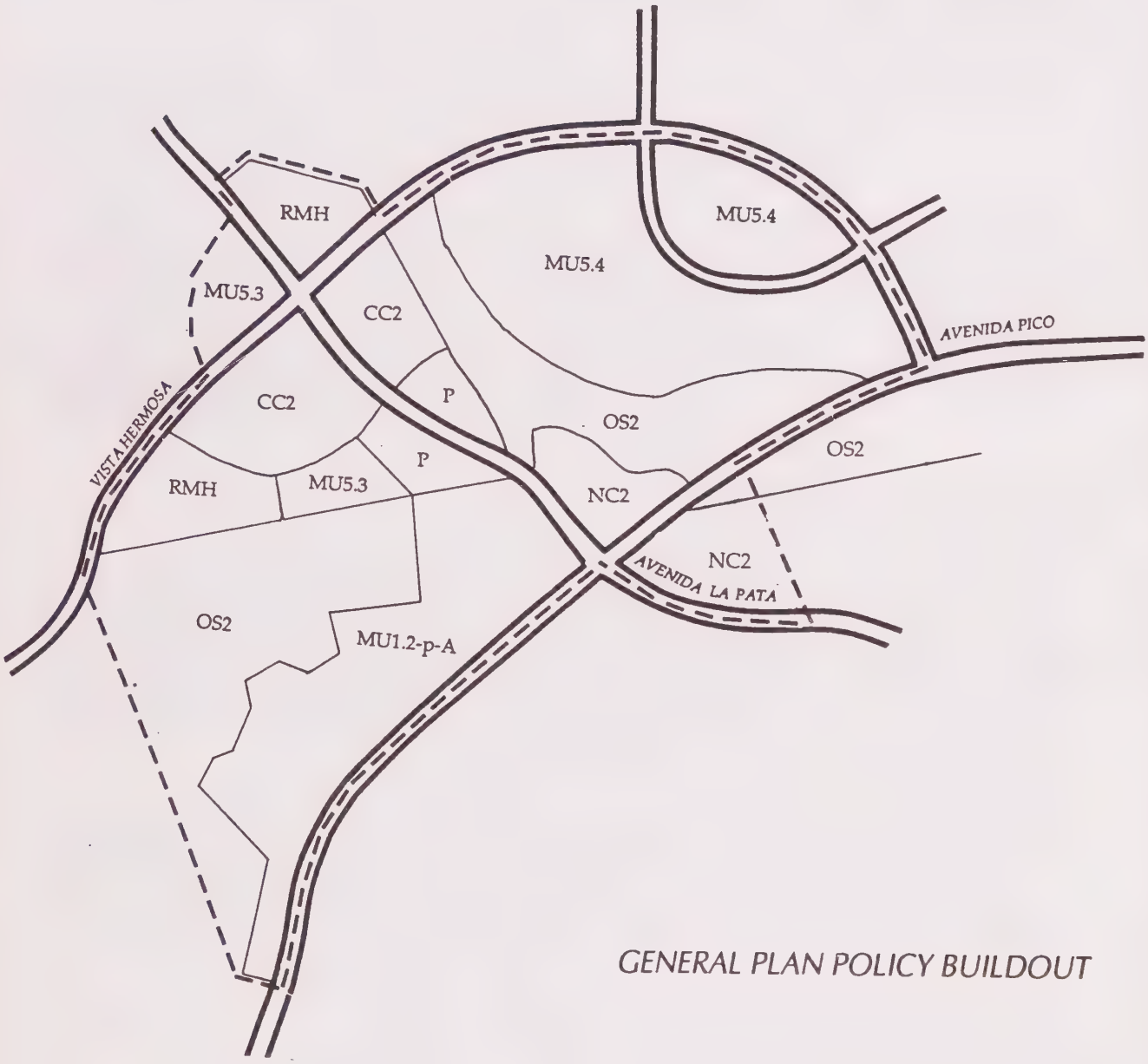
Policies
1.25.1 Accommodate the development of heavy manufacturing and related industrial uses in accordance with Policies 1.5.7 through 1.5.10 (*I 1.1, I 1.5, I 1.6, I 1.8, I 1.9, and I 1.12*).

1.25.2 Require the formulation of a comprehensive site development or Specific Plan to ensure that the area is developed in a consistent and unified manner and in accordance with the policies stipulated herein *(I 1.5 and I 1.6).*

4. Ranchlands Planned Communities

Policy Intent
Plan policy provides for the development of the City's ranchlands (Rancho San Clemente, Forster Ranch, Talega, and Marblehead Inland) as distinct communities containing a balance of housing, employment/industry, commercial, entertainment, recreation, education, cultural, and open space uses. Standards provide for the linkage of the uses through the implementation of common pedestrian, biking, and equestrian trails, street landscape, signage, and architecture policy provides that development be designed and sited to protect significant natural environmental and visual resources (e.g., ridgelines and habitats) in accordance with the Natural Resources section of this General Plan.

Lands in Forster Ranch and Talega, north and easterly of the Rancho San Clemente Town Center, are designated for a mix of retail and office commercial, business park, multi-family residential, and open spaces (cumulatively, with the Town Center, designated as the "Integrated Development Planning Area") **Figure 1-13**. Conceptually, these are intended to serve as the principal activity centers and contain the highest intensity of development



GENERAL PLAN POLICY BUILDOUT

INTEGRATED DEVELOPMENT PLANNING AREA

SAN CLEMENTE GENERAL PLAN

NORTH

FIGURE 1-13

permitted on each ranch. In many respects, these would function as neighborhood/community centers, or "mini-downtowns." While the Plan depicts a distribution of land uses it, also, provides for the formulation of a Development Plan which permits the re-configuration of the pattern of uses to (a) clearly define the appropriate mix and balance of uses necessary to serve the ranch communities (e.g., preventing an oversupply of community shopping centers), (b) integrate these uses in a comprehensive manner and (c) links them physically to the Town Center.

Plan policy also encourages the reconsideration of the designated land use boundaries to avoid the segregation of uses which has typified earlier subdivisions and development. This is intended to establish an urban form which restores "neighborhood" principles, provides pedestrian-accessible local-serving commercial and activity centers, more fully integrates various densities of residential development, and sites structures to maximize their relationship to sidewalks and other pedestrian elements, thus, minimizing the need to utilize automobiles and encouraging alternative modes of transportation.

Objective

1.26 Accommodate a variety of residential, commercial, industrial, recreation, public service, and other uses which provide for the needs of future populations and develop these as in a cohesive and inter-related pattern of distinct neighborhoods and districts.

Policies

1.26.1 Accommodate the development of single-family residential units in areas designated as "RL" and multi-family residential units in areas designated as "RML," "RM," and "RH" in accordance with **Table 1-3** and Policies 1.2.2 to 1.2.6 *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, 1.12, I 1.17, I 1.18, I 1.19, I 1.20, I 1.21, I 1.22, and I 1.23).*

1.26.2 Limit the overall yield of residential development to the following standards:

a. Rancho San Clemente: maximum of 2,931 dwelling units;

b. Forster Ranch: maximum of 3,359 dwelling units;

c. Marblehead Inland: maximum of 1,335 dwelling units;

d. Talega: maximum of 2,265 dwelling units;

e. Exception: 2.0 d.u. per gross acre maximum with density bonus for offsetting amenities/public benefit (*I 1.1, I 1.5, I 1.6, and I 1.7*).

1.26.3 Accommodate the development of neighborhood and community serving commercial uses in areas designated as "NC 2" and "CC 2" according to the following standards for intensity and height:

a. "NC 2": a maximum FAR of 0.35 and height of two (2) stories;

b. "CC 2": a maximum FAR of 0.5 and height of three (3) stories and design and development Policies 1.3.7 (vertical setbacks above the second floor), 1.17.6 and 1.17.7 (setbacks and landscape), 1.20.5 (signage and amenity), and 1.20.6 (pedestrian linkages) *(I 1.1, I 1.5, I 1.6, I 1.7, I 1.17, I 1.18, and I 1.19).*

1.26.4 Accommodate the development of a mix of community-serving commercial, multi-family residential, and open space in areas designated as "MU 5.3" in accordance with the following standards:

a. Community-serving commercial uses (in accordance with Policy 1.12.1) at a maximum FAR of 0.5 and height of two (2) stories and in accordance with design and development Policies 1.3.7 (vertical setbacks above the second floor), 1.17.6 and 1.17.7 (setbacks and landscape), 1.20.5 (signage and amenity), and 1.20.6 (pedestrian linkages).

b. Multi-family residential at a maximum density of 24.0 units per gross acre and in accordance with design and development Policies 1.2.5 and 1.2.6.

c. Open space uses in accordance with Policy 1.9.5.

d. A site development plan shall be prepared which:

- incorporates physical and visual design elements which buffer commercial and residential uses (setbacks, landscape, etc.);
- provides elements which link the commercial and residential uses into a cohesive site development (pedestrian sidewalks and paths, common architectural vocabulary, signage, landscape, etc.);
- sites commercial buildings around common open spaces and plazas which are accessible to the public; and
- provides for the development of common resident-serving amenities (day-care centers, meeting rooms, recreational facilities, etc.) *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, I 1.17, and I 1.19).*

1.26.5 Accommodate the development of a mix of community-serving commercial, light industrial/business park, multi-family residential, and open spaces in areas designated as "MU 5.4" in

accordance with Policy 1.26.4 and the following additional standard:

- Light industrial and business park uses (in accordance with Policy 1.5.2) at a maximum FAR of 0.5 and height of (2) stories, except when offices are included wherein the height may be increased to three (3) stories and in accordance with design and development Policies 1.5.4 through 1.5.6 (*I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19*).

1.26.6 Accommodate the development of light manufacturing and business park uses in areas designated as "I 1" and "I 2" in accordance with Policies 1.5.2, 1.5.3, 1.5.4, 1.5.5, and 1.5.6 *(I 1.1, I 1.5, I 1.6, I 1.7, I 1.8, I 1.9, I 1.10, I 1.11, I 1.12, I 1.17, and I 1.23).*

1.26.7 Accommodate the development of golf course related facilities and a hotel in the area designated as "CRC 3" in accordance with the following standards:

a. Hotel: 300 rooms and height of three (3) stories

b. Supporting restaurant and specialty commercial: a maximum FAR of 0.35 and design and development standards contained in Policies 1.21.3 and 1.21.4 *(I 1.1, I 1.2, I 1.5, I 1.6, I 1.7, I 1.8, I 1.12, and I 1.19)*

1.26.8 Provide for the development of golf course(s) and related uses in areas designated as "OSC" *(I 1.1, I 1.2, I 1.5, and I 1.6).*

1.26.9 Accommodate the development of public governmental and educational uses in areas designated as "P" *(I 1.1, I 1.2, I 1.5, and I 1.6).* Require a minimum amount of open space per ranch in accordance with policy 9.5.1 of the Growth Management Element (*I 1.1 and I 1.2*).

1.26.10 Provide for the maintenance of open space resources in areas designated as "OS 2" in accordance with Policy 1.9.5 *(I 1.1, I 1.2, I 1.5, and I 1.6).*

1.26.11 Require that an Area Plan be prepared by the property owners of the Forster and Talega areas designated on the **Land Use Plan Map** as the "Integrated Development Planning Area" to provide for the cohesive and integrated development of land uses permitted therein which shall include the consideration of the following:

a. The Town Center site shall be permitted to proceed with obtaining development entitlements prior to the completion of the Area Plan so long as proposed development is consistent with this General Plan;

b. The approximate mix and quantity of land uses; and approved Specific Plans to be accommodated based on an analysis of market conditions;

c. The timing and phasing of development to reflect infrastructure and capital improvements;

d. The establishment of linkages among principal land use districts; and

e. The siting and design of development to maintain and protect significant environmental and visual resources and mitigate and/or avoid hazards *(I 1.5 and I 1.6)*.

1.26.12 Require that land use and site planning design techniques and the maximization of commercial market potential be considered in the formulation of the Area Plan for the "Integrated Development Planning Area" which achieve an improved integration of uses and higher "sense" of "community" and "neighborhood," allowing for the re-configuration and re-design of land use zones depicted on the **Land Use Plan Map**, while maintaining its yield of development, to account for the following:

a. Establishment of a street pattern based on inter-connecting streets and the achievement of residential and commercial "blocks" (such as the "grid" or "modified grid") to the extent permitted by topography and other policies for the protection of environmental resources;

b. Integration of comparatively small clusters of multi-family residential units with single-family neighborhoods, minimizing the use of "large-scale" apartment and condominium projects;

c. Establishment of a common "gathering" or activity center within a reasonable walking distance of residential neighborhoods, which may contain small neighborhood-serving commercial, day-care facilities, public meeting rooms, cultural facilities, recreational facilities, and/or similar uses;

d. Siting of commercial structures to create a common "building-wall" effect along street frontages, allowing some variation of depth to accommodate pedestrian activity and outdoor restaurants;

e. Establishment of a continuous network of sidewalks and other pedestrian elements which link uses within and connect each definable district and neighborhood; and

f. Consideration of reduced street widths to achieve more "intimate" relationships between structures, to the extent feasible to maintain acceptable fire protection *(I 1.5 and I 1.6)*.

1.26.13 Encourage developers of the ranches to consider the application of the design and planning principles stipulated in Policy 1.26.12 in their subsequent detailed planning and preparation of Tract Maps, allowing for the modification of land use boundaries depicted on the Land Use Map while maintaining the yield of development *(I 1.2, I 1.5, and I 1.6)*.

C. Linkage of Development With Market Demands

Goals, objectives, and policies in this section provide for the manner in which new development will be correlated with economic market demands.

Policy Intent
Plan policies provide for the establishment of incentives and pro-active programs to attract commercial and industrial (i.e., jobs-generating) development to the City to sustain an adequate revenue base to cover the public service and capital costs. These programs are detailed in the Economic Development Element of the General Plan. At the same time, policy requires develop-demonstration of economic viability of purposed projects to ensure that they will not become a long term burden on the City.

Goal
Ensure that the amount of development is linked to adequate supporting economic demands; preventing an over-or under- supply of use in context of resident needs.

Objective
1.27 Provide for the timing and phasing of commercial and industrial development in a manner that is coincident with the availability of adequate market support to ensure its viability.

Policies
1.27.1 Provide for incentives for the development of sufficient commercial and industrial uses to support the needs and reflect the economic demands of residents within the City, which mitigate the need to travel to adjacent communities for these purposes and reduce vehicle miles traveled and air pollution *(I 1.24)*.

1.27.2 Require, prior to project approval, developers of commercial and industrial projects (excluding small local-serving retail and service establishments) to demonstrate sufficient economic market demand to support and maintain the use over time *(I 1.24)*.

D. Linkage of Development With Supporting Infrastructure and Public Services

Goals, objectives, and policies in this section provide for the manner in which new development will be correlated with the provision of supporting transportation and utility infrastructure and public services (police, fire, schools, etc.). These policies are integrally linked to the provisions of the Growth Management, Circulation, Public Services Elements of this Plan.

Policy Intent
Plan policy directs the provision of public infrastructure and services of sufficient capacity to support the demands attributable to the uses accommodated by the **Land Use Plan Map**. It further, requires that the timing of development be coordinated with the implementation of adequate infrastructure and services.

Goal
Ensure that land use development is adequately served by supporting transportation and utility infrastructure and public services.

Objective
1.28 Ensure that land use development is coordinated with the ability to provide adequate transportation facilities (streets, highways, transit, etc.), wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, storm drainage, other public infrastructure, and public services (governmental administrative and capital, police, fire, recreational, cultural, etc.).

Policies

1.28.1 Implement public infrastructure and service improvements necessary to support land uses accommodated by the Land Use Plan (as defined in the Circulation, Utilities, and Public Facilities and Services Elements of the General Plan) (*I 1.2, I 1.7, I 1.8, I 1.11, I 1.14, and I 1.17*).

1.28.2 Require that type, amount, and location of development be correlated with the provision of adequate supporting infrastructure (as specified in the Circulation, Utilities, Public Facilities, and Services, and Growth Management Elements) (*I 1.2, I 1.7, I 1.8, and I 1.17*).

E. Land Use Compatibility

Goals, objectives, and policies contained in this section establish design and development standards for the interface of land use zones or specific uses therein which differ by type and/or density.

Policy Intent
Plan policy requires that commercial and industrial developments incorporate buffers, setbacks, and other design elements which prevent impacts on adjacent land uses, with

particular emphasis on the protection of residential neighborhoods. For uses whose operations inherently may conflict with residences (e.g., alcohol sales and adult book stores), the Plan's policies authorize the City to place controls on their location and hours of operation in accordance with state legislation and court cases.

Goal

Ensure the compatibility among the various types and densities of land uses to be accommodated in the City.

Objective

1.29 Establish controls on the location and/or operations and incorporate functional and physical buffers, setbacks, and other elements as transitions between land uses characterized by differing functions, activities, density, scale, and mass.

Policies

1.29.1 Require that parcels developed for commercial and industrial uses incorporate buffers with abutting residential properties which adequately protect the residential use from the impacts of noise, light, visibility of activity, vehicular traffic, and risks to the property; including the use of horizontal and vertical setbacks, structural or landscape enclosures, insulation, and other appropriate techniques *(I 1.1 and I 1.8, I 1.9, I 1.10, and I 1.11).*

1.29.2 Require that the on-site lighting of commercial and industrial uses be unobtrusive and constructed or located so that only the intended area is illuminated, off-site glare is minimized, and adequate safety is provided *(I 1.1, I 1.8, and I 1.10).*

1.29.3 Require that the elevation of all parking structures facing residential parcels be enclosed or controlled to prevent adverse noise and air emission impacts on the residences and incorporate architectural design elements, such as surface treatments, off-set planes, and structural articulation and landscape, to provide visual interest and be compatible with the residences *(I 1.1, I 1.8, and I 1.12).*

1.29.4 Require that rooftop parking adjacent to residential areas be enclosed by a wall or other appropriate element within an adequate distance to prevent adverse noise impacts on the residences, wherein the enclosed parking shall be within the prescribed height limit of the district in which it is located *(I 1.1 and I 1.8).*

1.29.5 Require that entertainment, drinking establishments, and other uses characterized by high-activity levels provide adequate physical and safety measures to prevent negative impacts on adjacent properties *(I 1.1, I 1.8, I 1.10, and I 1.12).*

1.29.6 Control the location and number of alcohol sales, adult businesses, game arcades, and other "community-sensitive" uses, based on proximity to residences, schools, religious facilities, and parks as authorized by legislative and legal requirements *(I 1.1, I 1.8, and I 1.10).*

1.29.7 Require Police Department review of uses which may be characterized historically by high levels of noise, nighttime patronage, and/or rates of crime; providing for the conditioning or control of use to prevent adverse impacts on adjacent residential neighborhoods, community-activity areas, schools, religious facilities, and other "sensitive" uses *(I 1.1, I 1.8, and I 1.10).*

1.29.8 Control the development of industrial and other uses which use, store, produce, or transport toxins, generate unacceptable levels of noise, air emissions, or contribute other pollutants requiring adequate mitigation measures confirmed by environmental review and monitoring *(I 1.1, I 1.8, and I 1.10).*

F. Maintenance of the Quality of the City's Built Environment

Policy Intent
To ensure the City's buildings and sites are physically sound, Plan policy provides for the continuation of existing and periodic update of building codes and development standards, code enforcement, public education for property maintenance, and economic assistance programs for rehabilitation, as funding is available.

Goal
Ensure the proper maintenance of buildings and properties in the City.

Objective
1.30 Ensure that structures and sites are designed and constructed to maintain their long-term quality.

Policies
1.30.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations, including new, adaptively-reused, and renovated buildings; allowing appropriate exceptions for historically-significant buildings *(I 1.4).*

1.30.2 Periodically review and update the City's building and development codes and regulations to ensure that they incorporate professionally accepted state-of-the-art standards *(I 1.1, I 1.2, and I 1.4).*

1.30.3 Require that all development including renovations and adaptive re-use of existing structures (except historically significant

buildings), be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements *(I 1.1, I 1.2, and I 1.4).*

1.30.4 Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access for and use by the physically challenged (ramps, doorways, rest rooms, etc.) *(I 1.1 and I 1.4).*

1.30.5 Periodically monitor the conditions of buildings in the City and enforce pertinent building and zoning codes, when necessary *(I 1.22).*

1.30.6 Promote programs and work with local service organizations and educational institutions to inform residential, commercial, and industrial property owners and tenants regarding methods for the maintenance and upkeep of their property *(I 1.20 and I 1.21).*

1.30.7 Promote and support community- and neighborhood-based efforts for the maintenance, upkeep, and renovation of structures and sites *(I 1.20).*

1.30.8 Provide economic assistance, as funds are available, for the improvement of physically deteriorated and blighted structures in the City *(I 1.20 and I 1.23).*

1.30.9 Consider the use of the authorities of California Redevelopment Law as a mechanism to precipitate revitalization of deteriorated and blighted buildings, properties, and uses *(I 1.13).*

G. *Maintenance of Environmental Quality*

Goals, objectives, and policies contained in this section establish strategies for the linkage of new development with the protection and minimization of degradation of significant environmental resources within the City of San Clemente and region.

Policy Intent

Plan policy provides that development be designed and sited to prevent impacts on the City's significant environmental resources. This may, include the use of site surveys to determine the presence and significance of habitat, setbacks, clustering, open spaces, off-site mitigation, and other techniques as defined in the Natural Resources and Hazards sections of the General Plan. Additionally, policy provides for the participation of the City of San Clemente with other cities and agencies in addressing regional environmental problems (e.g., air quality and solid waste management).

Goal
Ensure the protection and maintenance of environmental resources.

Objective
1.31 Provide that the new development is sited and designed to protect significant environmental resources and that impacts are adequately mitigated.

Policies
1.31.1 Require that new development protect environmental resources by adherence to the policies and standards contained in the Environmental Resources and Hazards Elements of the General Plan as well as federal (N.E.P.A.) and State (C.E.Q.A.) regulations *(I 1.1, I 1.7, and I 1.8).*

Objective
1.32 Ensure that localized conditions which contribute to regional environmental impacts are adequately regulated.

Policies
1.32.1 Establish local procedures, requirements, and programs to mitigate the impacts of local development and other actions on regional environmental resources; including, but not limited to, air quality management, traffic congestion management, jobs-housing balance, hazardous waste management, water and energy conservation, water quality control, noise abatement, and coastal protection *(I 1.1 and I 1.16).*

1.32.2 Participate in inter-jurisdictional and regional environmental management and mitigation programs with adjoining cities in the region consistent, where appropriate, with the environmental policies and programs contained in this plan *(I 1.15).*

H. General Plan Maintenance

The goals, objectives and policies contained in this section provide for maintaining and updating the City of San Clemente General Plan.

Policy Intent
Plan policy provides for the annual monitoring of the General Plan's effectiveness in achieving community objectives and the impacts of development on the City's environmental resources and public infrastructure and services and, as necessary, modifications to its goals, objectives policies, and programs.

Goal
Ensure that the City's General Plan is updated and maintained.

Objective
1.33 Review the General Plan on an annual basis to ensure internal consistency and consistency with other Federal, State and local regulations and policies.

Policies

1.33.1 Collect an impact fee from new development to pay for the cost of maintaining an up-to-date General Plan, including text and graphics *(I 1.25).*

1.33.2 Prepare an annual report apprising the Planning Commission and the City Council of the status of the General Plan *(I 1.25).*

1.33.3 Allow a maximum of four General Plan amendments annually consistent with State law *(I 1.25).*

1.33.4 Allow for the adjustment of land use classification boundaries to coincide with legal parcel boundaries, provided that land use compatibility is maintained, the integrity of each land use district is maintained, and adverse impacts (traffic, noise, etc.) of the boundary adjustment do not result or can be adequately mitigated *(I 1.1, I 1.3, I 1.5, I 1.7, and I 1.25).*

1.33.5 Allow for the re-configuration of land use classification boundaries through the formulation of a specific plan for specific sub-areas of the City where the intent is to achieve a unified, planned development project, provided that the cumulative yield of development for all parcels does not exceed that attributable to the **Land Use Plan Map**, unless stipulated otherwise in this element *(I 1.1, I 1.3, I 1.5, I 1.7, and I.1.25).*

V. IMPLEMENTATION PROGRAMS

The following indicates the programs which shall be carried out by the City of San Clemente to implement the goals, objectives, policies, and standards of the Land Use Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. The implementation policy numbers are noted in parentheses ( ) at the close of each policy.

A. Revise the Zoning Ordinance

I 1.1 The existing mapped depiction of land use zones is referred to as the "City of San Clemente Precise Zoning Plan" and the textual codification of requirements is incorporated as Appendix A of the San Clemente Municipal Code. On adoption of this updated General Plan, it will be necessary to revise the "Precise Zoning Plan" map and text to be consistent with the General Plan's policies and standards.

The following lists the general categories of revisions which will be necessitated by the adoption of the updated General Plan. These are not all-inclusive and will necessitate the careful review of the specifications of each of the policies contained in the Land Use and all other elements to determine the appropriate ordinance revisions.

a. The "Precise Zoning Plan" will require revision to reflect the locations and categories of use and density delineated on the General Plan Land Use Map. This should include the establishment of uniform land use categories for residential, commercial, and other uses to be applied consistently throughout the City.

b. Land use districts (as prescribed in Appendix A of the ordinance) will require revision to reflect the categories of use defined by the General Plan Land Use Map and policies (in particular, "Permitted Uses").

c. Development standards for each land use district will require revision to reflect the policies and standards specified for permitted uses, density and intensity, design and development, and other considerations. Generally, these include:

(1) Establishment of controls on the intensity of commercial and industrial development by the definition of a maximum floor area ratio. Generally, it has been assumed in the formulation of the Land Use Element policies that floor area ratio encompasses the gross building area, excluding parking structures, mechanical rooms, and subterranean basements not used for commercial or business activity. The City may elect to also exclude non-occupiable common building areas,

such as stairways, ventilation shafts, arcades, and architectural projections (e.g., towers).

(2) Review and reconciliation of permitted residential densities (units per acre).

(3) Establishment of overall development capacity limits for Forster Ranch, Rancho San Clemente, Marblehead Inland, Talega, and Marblehead Coastal. All categories of use permitted including open space requirements should be defined. This may be accomplished through the application of an overlay zone onto the base zoning categories. Permits shall be required for the removal of vegetation from any designated open space areas.

(4) Review and revision, as necessary, of building height limitations.

(5) Review and revision, as necessary, of property setbacks (horizontal and vertical) and other buffers for land use compatibility.

(6) Review and revision, as necessary, of landscape standards for properties, including front yards, courtyards, plazas, side yards, rear yards, parking lots and facilities, common public areas, and other prescribed locations.

(7) Establishment of standards to enhance the pedestrian character of streets in defined commercial and mixed-use districts; including specifications for the type and/or location of use, architectural treatment of facades and building mass, siting of structures along sidewalks, incorporation of pedestrian-amenities, and other prescribed elements. This may be accomplished as an "overlay" to an underlying commercial and mixed-use land use district classification. Designated areas include:

- Downtown (Avenida del Mar and El Camino Real)
- North Beach
- Pier Bowl
- Rancho San Clemente Town Center
- Regional Commercial Center (San Clemente High School Site)

(8) Establishment of architectural and site design standards for all structures, including, but not limited to, facade treatment and articulation, massing/volume modulation, organization of multiple buildings, public viewshed protection, and other pertinent elements. These will reflect the policies and standards contained in this element, the Urban Design

Element, and the previously adopted Urban Design Guidelines.

(9) Establishment of architectural and site design standards for the development of mixed-use structures, integrating residential and commercial uses into a single structure or site. Considerations will be given to elements which ensure compatibility between these uses (e.g., separate entrances and parking, on-site residential amenities, and noise controls).

(10) Establishment of site planning and design standards for areas in which a "village" character is intended, involving multiple buildings or masses on individual or combined parcels. Building siting, architectural character, landscape, pedestrian sidewalks and plazas, common open spaces, streetscape furniture, lighting, and other pertinent standards will be defined. Applicable areas include:

- Regional Commercial Center (San Clemente High School site)
- Rancho San Clemente Town Center
- Downtown
- Pier Bowl
- North Beach
- Ranches Commercial and Mixed-Use Centers

d. Designation of the "Integrated Development Planning Area" (IDPA) as an overlay for the portions of Forster Ranch and Talega and Rancho San Clemente Town Center and establishment of pertinent development criteria and standards. This shall (1) prescribe overall limits on the land uses to be permitted, (2) define procedures for the conduct of market studies to determine the appropriate yield of commercial and industrial development, (3) define procedures for the re-configuration of land use boundaries depicted on the **Land Use Plan Map** and Precise Zoning Plan, (4) establish site planning and urban design standards to integrate land uses into a cohesive development pattern containing distinct neighborhoods and activity centers, and (5) prescribe standards for the maintenance of ridgelines, environmental habitats, visual resources, and other significant elements.

e. Establishment of procedures and design standards and criteria which facilitates the subsequent re-configuration of land use boundaries in Talega and Forster Ranch outside of the IDPA to meet the General Plan's objectives for integrated land use development and enhanced "neighborhood" qualities. While the precise patterns of development may be modified, the total yield of land use development within each ranch will be maintained.

f. Establishment of standards and requirements for adult businesses, video arcades, gasoline sales, automobile and truck dealerships, and other uses characterized by activities which could conflict with the "residential" character of the community shall be reviewed and, as necessary, modified.

g. Designation of a "Significant Biological Resources" zone as an overlay to the basic land use classification and establishment of pertinent development standards.

h. Designation of a "Visual Resources-Ridgeline Protection" zone as an overlay to the basic land use classification and establishment of pertinent development standards.

i. Establishment of standards and requirements for development in the City's hillside areas. In addition to those pertaining to habitat and ridgeline protection, these shall, at a minimum, consider topography, grading, drainage, vegetation, fire protection, seismic risks and landslides, architectural design, and access. This will incorporate and, as necessary, elaborate upon the City's existing Hillside Management Ordinance.

j. Signage standards shall be reviewed and, as necessary, upgraded including limitations on the number, size, design, placement, materials, colors, and other characteristics of signs. A schedule shall be established for the amortization of non-conforming signs and non-conforming signs may be required to be removed when a property changes use or there is an expansion of existing use.

k. Parking standards shall be reviewed for their adequacy. Since residential standards are being updated as of the writing of this Plan, this effort will focus on commercial and industrial uses. These will consider opportunities for "shared" parking facilities and mixed-use development projects.

l. Requirements shall be reviewed and upgraded, as necessary, for the linkage of development with the provision of adequate transportation and utility infrastructure (streets, water, sewer, storm drainage, electricity, natural gas, and telecommunication) and public services (governmental administrative, schools, parks, libraries, etc.) as prescribed by the San Clemente Regional Circulation Financing and Phasing Program (RCFPP) and Growth Management Element. Additionally, requirements for developer provision of or contribution to public amenities (e.g., street trees) will be defined. These will consider the appropriate responsibilities for developer participation and fees, in accordance with State nexus legislation and court cases.

m. Revise the Zoning Ordinance to include provisions for grandfathering projects that held discretionary approval as of the

date of approval of the new General Plan to allow for future time extension applications of these projects to be evaluated relative to land use consistency based upon the general plan in existence at the time of original approval of the entitlement. Include a "sunset clause" of three (3) years. (Sunset date shall be May 6, 1996).

n. Revise the Zoning Ordinance to include provisions for exempting applicable projects from the legal, non-conforming clause that prohibits rebuilding if a legal, non-conforming structure is destroyed or received damages in excess of 50 percent of its assessed value. Establish a time limit of 12 months from the date of destruction of a building to the time that building permits to rebuild the damaged or destroyed building have been applied for to allow for said exemption. If after 12 months a building permit has not been applied for, this exemption clause shall no longer be applicable.

o. Revise the Zoning Ordinance to include provisions to grandfather applicable properties in accordance with the above-noted criteria.

p. Requirements for historic preservations as defined in the Cultural Resources section of this Plan shall be integrated into the Ordinance.

Responsibility: City of San Clemente, Community Development Department

Funding Source: City of San Clemente General Fund

Schedule: Revised Ordinance: within 18 months of the General Plan's adoption or as funding permits.

B. Subdivision Regulations

I 1.2 Subdivision regulation is an exercise of the police power of a city authorized by the State to control the manner in which land is divided. Like the zoning ordinance, it must be consistent with the General Plan. It will be necessary to review the City's subdivision ordinance and amend it as necessary to reflect the land use goals, objectives, policies, and standards. This may be combined with the zoning regulations into a unified development code.

It will be necessary to review the existing ordinance for its consistency with the Land Use Element's policies which require (in the "IDPA") and encourage (elsewhere) the improved integration of single and multi-family units, local-serving commercial development, community activity centers, and common open spaces. In addition the ordinance must consider the Plan's requirements for development linkages with and provision of public infrastructure (streets, utilities, storm drainage, etc.), dedication of land or in-lieu fees for park lands and schools, provision and maintenance of passive/aesthetic open space, and relationship of subdivision design to

environmental management overlays (refer to Biological Resources, Visual Resources, and Seismic Hazards Elements).

Responsibility: City of San Clemente, Community Development Department

Funding Source: City of San Clemente General Fund

Schedule: Revised Ordinance, within 18 months of the General Plan's adoption or as funding is available.

C. Local Coastal Program

I 1.3 On adoption of the updated General Plan, it will be necessary to revise the City of San Clemente's Local Coastal Element, LCP (as required by the California Coastal Act) to ensure consistency between the two documents. The LCP Land Use Plan was adopted in 1984 and updated in 1988 and the Local Implementing Ordinance has not been finalized.

Land use provisions of the LCP will need to be adjusted to reflect the Land Use Element, including the use of common classification and development standards. Among the policies which will necessitate review of the LCP are those for the Pier Bowl and North Beach which permit some intensification of coastal-related visitor-serving uses. Policies and standards pertaining to open space, biological resource management, and environmental hazards will also require review and potential modification to reflect the Land Use Element and Environmental Resources and Hazards Sections.

In concert, it will be necessary to complete the (unfinished) Local Implementing Ordinance. Both documents shall be submitted to the California Coastal Commission for review and certification.

Responsibility: City of San Clemente Community Development Department

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of the General Plan's adoption or as funding is available.

D. Building Code

I 1.4 The City shall continue the Building Code as the set of rules and regulations by which new construction, adaptive re-use, and renovations shall occur. The Code shall be reviewed to ensure its consistency with the provisions of the General Plan. It shall also be updated periodically to reflect changes in the Uniform Building Code and State legislation. The City shall periodically review the Code and update it as necessary to reflect conditions which are unique to the City.

Responsibility: City of San Clemente Community Development Department

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: For consistency with the General Plan: within 18 months of the General Plan's adoption or as funding is available.

E. Specific Plans

I 1.5 State law (Government Code Section 63450) authorizes cities to adopt Specific Plans for implementing their general plans in designated areas. They are intended to provide more finite specification of the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements. They are most often used to ensure that multiple property owners and developers adhere to a common development plan or ensure that the individual phases of a long-term multi-phased development project are integrated and cohesive.

Specific Plans are adopted by resolution (as a document of policies and standards) or as an ordinance. In the latter case, which is most frequently used by cities, their specifications normally amend or are additive to the zoning regulations for the property.

Specific Plans can be initiated by the City or developers. Costs for City-initiated Specific Plans are, most often, reimbursed by pro-rata allocation of fees to developers applying for development permits in the Specific Plan area. Costs for developer-initiated Plans are usually borne in their entirety by the developer.

Specific Plans have been used extensively by the City of San Clemente as the principal means to guide development of the ranchlands areas. The previous General Plan in effect deferred the planning of many of these areas, designating them as "white holes" to be subject to subsequent specific planning activities. In the interim and to the date of this revision of the General Plan, the City has four adopted Specific Plans:

- Rancho San Clemente Specific Plan
- Marblehead Inland Specific Plan
- Forster Ranch (Centex) Specific Plan
- Talega Specific Plan

Two of these, the Forster Ranch and Talega Specific Plans have recently or are in process of being revised. In addition, the City is in progress of completing a Specific Plan for the Pier Bowl.

It is the policy of the updated General Plan to continue to use Specific Plans as a mechanism to provide more thorough and definitive planning standards for both the undeveloped ranchlands and the revitalization of existing urbanized areas. In addition to the areas listed above, the Plan suggests that Specific Plans be considered for the following areas:

- Marblehead Coastal (destination resort)
- North Beach
- Los Molinos industrial area
- Downtown (Avenida del Mar and El Camino Real)
- Regional Center/San Clemente High School Site (optionally, this could be formulated as a site-specific Development Plan)
- Rancho San Clemente Town Center (optionally, this could be formulated as a site-specific Development Plan)

It should be noted that while this Plan continues the commitments to the types and amount of land uses which had been previously approved for the ranches, it does incorporate a considerable breadth of site design and planning, environmental resource management, and environmental hazard abatement policies and standards which are directly applicable to the development of these areas. In many respects, the prior General Plan left these standards to the discretion of the specific planning process. Consequently, it is necessary that all existing and in-progress Specific Plans be reviewed for their consistency with these provisions.

Responsibility: City of San Clemente Community Development Department and private developers.

Funding Source: City-Initiated Specific Plans: General Fund, with potential reimbursement from developments processed in accordance with the Specific Plan (based on pro-rata share of the costs of preparation and processing).

Ranchlands: developer fees to cover the cost of preparation and processing.

Schedule: Pier Bowl: In process as of date of draft General Plan

Existing approved Specific Plans, revision for consistency with the General Plan: within 18 months of the adoption of the General Plan

Other Specific Plans: timing to be determined as initiated

F. Development/Master Plans

I 1.6 "Development" or "Master" Plans are formulated to guide large-scale, multi-phase development projects and for areas that need to be coordinated as a functional "planning unit" with adjacent areas. Most often they are prepared for land under ownership by a single entity and involve one or a limited number of parcels. In many respects, they are defined to the same or finer level of detail as the Specific Plans. These include a precise list of the uses to be accommodated, building sizes (and, in some cases, footprints), amount of development, building heights, architectural design standards, signage standards, landscape plans, infrastructure and circulation plans, grading plans, and similar components. They differ from Specific Plans in that their content is not guided by state law and they are not enacted as formal policy of the City. These are usually processed through the "typical" development review procedures and necessitate public input. Adoption of Development/Master Plans provide no guarantee for a long-term commitment to implementation or adherence with their standards, without the execution of a Development Agreement or some other mechanism.

The Land Use Element suggests that Development/Master Plans may be used for the following areas (note: alternatively, Specific Plans may be warranted for these properties):

- Regional Commercial Center (San Clemente High School site)
- Rancho San Clemente Town Center
- Integrated Development Planning Area (Portions of Forster, Talega, and Rancho San Clemente Ranches).
- Re-use of publicly owned properties (e.g., City Hall, schools, and utility easements)

Responsibility: City of San Clemente Community Development Department.

Funding Source: Publicly-initiated Development/Master Plans: City of San Clemente General Fund; with possible reimbursement with affected property owners and developers.

Privately-initiated Development/Master Plans: private developers.

Schedule: Ongoing

G. Development Agreements

I 1.7 Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer which assures the city as to the type, character, and quality of development and additional "benefits" which may be contributed and assures the developer that the necessary development permits will be issued regardless of changes in regulations.

This ensures that a developer of a multi-phased project who has established financing on conditions negotiated with the city would not be adversely affected by subsequent, more restrictive regulations. This, in turn, enables the city to exact a higher level of performance, quality, and contributions than would normally accrue through the entitlement process.

Currently, the City has an approved Development Agreement for the Forster Ranch (Centex). These potentially may be applied to other large-scale, multi-phased projects, which may include:

- Regional Commercial Center (San Clemente High School site)
- Casa Romantica
- Beachcomber-Robison and Alameda properties in the Pier Bowl
- Rancho San Clemente Town Center
- Marblehead Coastal
- Talega

Responsibility: City of San Clemente Community Development Department and private developers.

Funding Source: Costs for the preparation and execution of a Development Agreement are normally passed on to the developer.

Schedule: As requested by the City or private developers.

H. Development Review

I 1.8 New development and enlargement of most existing structures, are subject to review according to their adherence with City of San Clemente standards and regulations and General Plan policy. Certain projects, consistent with zoning, are considered as "ministerial" and are subject to approval by the Director of Community Development. Others are subject to discretionary review, including those which must receive Site Plan Review, Conditional Use Permits, or variances and are subject to review by the Planning Commission and formal public hearings. In particular, development review is essential for the following:

a. Review of projects for which more restrictive design and development standards are imposed to maintain or achieve a special

quality or character and/or whose scale and function could conflict with adjacent land uses.

b. Review of projects characterized by activities and intensity of use (large number of customers, high traffic volumes, noise, etc.) which could adversely impact adjacent residential or other "sensitive" uses (e.g., gasoline stations, fast-food establishments, game arcades, and nightclubs).

c. Review of mixed-use development projects (integrating residential and commercial horizontally or vertically on the same site).

d. Review of heavy industrial uses.

e. Review of projects located in areas containing sensitive environmental habitats, environmental hazards, and/or significant visual resources (as designated in the Biological Resources, Visual Resources, and Environmental Hazards elements and sections of the General Plan).

f. Review of projects located in areas of high traffic volume and degraded level of service.

In preparing the implementing zoning ordinance for this Plan, the City should re-evaluate its discretionary review regulations for their adequacy in providing effective public review and comment on proposed development projects. As necessary, the thresholds for review should be revised to reflect the potential impacts of a project based on type of use, size, locations, trips generated, infrastructure demands, or other appropriate criteria.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees from development applications.

Schedule: Review and modification of development review requirements: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the updated General Plan or as funding permits.

I. Environmental Review

I 1.9 Conduct a study on the feasibility on extending the MU3-p-A designation to cover all lots fronting Avenida Del Mar between Avenida Seville and the Pier Bowl.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds.

Schedule: As funding permits.

I 1.10 The California Environmental Quality Act (CEQA) requires that the environmental effects of a project must be taken into account when reviewing that project.

San Clemente's project environmental review is conducted by staff of the Community Development Department in accordance with procedures specified in the C.E.Q.A Guidelines and City Municipal Code. These procedures should be reviewed for consistency with the goal, objectives, policies, and standards contained in this Plan. As state legislation regarding the procedures, substance, and applications of environmental review change frequently, it is essential that the City annually review pertinent legislation and update its procedures and regulations accordingly.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Review for General Plan consistency and annual updates: City of San Clemente General Fund and/or any other funding sources approved by the City.

Environmental documents (EIRs, Negative Declarations, etc.): applicant fees (full costs).

Schedule: Procedures: in concert with the preparation of the revised zoning ordinance, within 18 months of the adoption of the updated General Plan or as funding permits. Annual update to reflect state legislation. Environmental review documents: on a case-by-case basis.

J. Traffic Report

I 1.11 As a component of the environmental review process, or separately, the City shall require the conduct of an analysis defining the traffic impacts and mitigation measures for new development and the adaptive re-use of existing structures. A threshold (i.e., number of trips) should be established above which such analyses would be required. These should be reviewed according to:

a. level of service standards stipulated for major network street segments and intersections in the Circulation and Growth Management Elements of the General Plan;

b. specific-site characteristics (e.g., access and egress, level of service at peripheral intersections, traffic intrusion into adjacent residential neighborhoods; and

c. compliance with the Congestion Management Plan and other requirements stipulated in the Circulation Element;

d. improvements required by new development;

e. timing of improvements; and

f. funding of improvements.

As necessary, traffic mitigation measures shall be identified and incorporated as conditions of project approval.

Public review and comment is solicited during the traffic review process.

Responsibility: City of San Clemente, Community Development Department and Public Works Department

Funding Source: Project-related: development applicant fees (full costs).

City-initiated focused Traffic Reports: City of San Clemente General Fund, Proposition 111, Measure M, RCFPP, and a variety of other funds, determined on a case-by-case basis.

Schedule: On-going as project applications are submitted and quarterly update traffic database, as necessary or as funding permits.

K. Architectural Design Review

I 1.12 The goals, objectives, policies, and standards contained in the Land Use and Urban Design Elements mandate a high level of architectural and site design performance in the City of San Clemente. To ensure consistency, a Community Design Commission has been appointed by the City Council to review projects subject to discretionary approval according to their compliance with established design and, as applicable, historic guidelines and standards.

To further facilitate this process, it is encouraged that one or more professionals who are trained in architectural, landscape, and/or urban design be retained on the staff of the Community Development Department as funding is available. This individual would be responsible for meeting with development applicants and explaining to them the design goals, objectives, policies, and standards contained in this plan, the adopted

Urban Design Guidelines, and other pertinent design documents and the manner in which they will be interpreted by the City.

Responsibility: City of San Clemente, Department of Community Development.

Funding Source: General Fund and/or development application fees.

Schedule: Ongoing with project application submittals. Update traffic data base on a quarterly basis.

L. Redevelopment

I 1.13 The State of California, through the Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.) authorizes a city to undertake redevelopment projects to revitalize blighted areas. In 1975, the City of San Clemente adopted a Redevelopment Plan for the Pier Bowl area. Other areas for which the General Plan suggests the consideration of redevelopment actions include the following:

- North Beach
- Los Molinos industrial area
- Downtown (initial consideration for facade improvement programs)
- San Clemente High School site (for the development of a regional commercial center)

Redevelopment actions should be targeted to the few, relatively modest projects which can be demonstrated to be economically feasible and effectively stimulate further revitalization.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Initial planning activities: City of San Clemente General Fund and/or any other funding sources approved by the City.

Implementation: tax increment revenue generated by the Redevelopment Project

Schedule: As determined to be appropriate funding permitted.

M. Sewage Assessment District and Regional Circulation Financing and Phasing

I 1.14 The City of San Clemente has established two financing systems which link levels of development to infrastructure/service capacities. These include the Regional Circulation Financing and Phasing Program (RCFPP) and the Sewage Assessment District for the expansion of the San Clemente Sanitation Facilities.

Over time, should development demands considerably accelerate and outpace the ability to commensurably expand supporting infrastructure and services, it may be necessary for the City of San Clemente to "slow" the rate of annual development to achieve greater equilibrium through the implementation of an annual permit allocation process for commercial and industiral projects. A development allocation process (RDEB) exists for residential development. To this end, the capacities of infrastructure and services should be monitored on a continuing basis and development demands be projected for, at a minimum, five years and correlated with these to determine potential deficiencies. When deficiencies are identified, the City should determine the need and appropriateness of implementing a growth allocation system.

Responsibility: City of San Clemente, Department of Community Development and Public Works Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As required.

N. Inter-Agency Coordination

I 1.15 Development in the City of San Clemente impacts and is impacted by the actions of adjacent municipal jurisdictions, utility districts, school districts, service providers, and "superior" governmental agencies (e.g., County of Orange and the California Department of Transportation). As a consequence, it is essential that the actions of each jurisdiction which impact one another be closely coordinated. Agreements and procedures for coordination need to be continued or established where they do not currently exist. Among the many and diverse concerns which should be addressed are the following:

a. Land use compatibility on the City's periphery and interface of streets and traffic; with the Cities of San Juan Capistrano and Dana Point and the unincorporated areas of the County of Orange.

b. Regional transportation (Interstate 5, El Camino Real-Pacific Coast Highway, and Amtrak railroad) and public transit; with the California Department of Transportation, Orange County Transportation

Authority, and County of Orange Traffic Planning Division (e.g., the Master Plan of Arterial Highways).

c. Development of coastal properties; with the California Coastal Commission.

d. Operations of the San Onofre Nuclear Generating Station.

e. Operations and compatibility with United States Marine Corps facility at Camp Pendleton.

f. Provision and maintenance of other public and quasi-public utilities; Southern California Gas Company, Southern California Edison Company, Pacific Telephone, Tri-Cities Municipal Water District, Santa Margarita Municipal Water District, Capistrano Beach Sanitary District, Orange County Flood Control District, and San Clemente Commercial Inc.

g. Provision of schools; with the Capistrano Unified School District.

h. Operation and maintenance of state beach beaches with the State of California.

i. Regional air quality; with the South Coast Air Quality Management District.

j. "Fair share" provision of affordable housing units; with the Southern California Association of Governments and State of California Department of Housing and Community Development.

k. Provision of social services; County of Orange.

l. Maintenance of the Talega Preserve with the joint public-private conservancy.

m. Provision of landfill and recycling facilities.

n. Disposition of the open space (buffer area) at the southern edge of the City, created by the Foothill Transportation Corridor, "Modified C" alignment, with the Transportation Corridor Authority, Camp Pendleton, and the County of San Diego.

Responsibility: City of San Clemente.

Funding Source: Costs for maintaining liaison: City of San Clemente General Fund or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

O. Local Compliance with Regional Regulations

I 1.16 The City of San Clemente is responsible for compliance with and executing local actions with a number of regional environmental regulations. These include:

a. South Coast Air Quality Management Plan (AQMP); South Coast Air Quality Management District (SCAQMD) and Southern California Association of Governments (SCAG)

The AQMP is intended to provide compliance with the Federal Clean Air Act. Essentially, it incorporates mechanisms to reduce source and mobile pollutants. Some of these, such as requirements for employers for the establishment of Transportation Demand Management Ordinance, have been applied for a period of time. Others will be phased-in over the next few years. The City of San Clemente has enacted an ordinance requiring local employers to comply with the TDM requirements.

To facilitate compliance with the AQMP requirements, San Clemente is participating as a member of a county wide Air Quality Technical Advisory Committee which is responsible for the identification of applicable local implementation mechanisms and model ordinances. These include the definition of Transportation Control Measures (TCMs) targeted at trip and congestion reduction.

SCAG and AQMD suggest that local communities establish a comprehensive strategy to achieve air quality requirements through the preparation of an Air Quality Element to the General Plan. Though not now required, many consider that this will be mandated soon.

While an Air Quality Element has not been incorporated in the updated General Plan, many of its key components have been addressed. The Circulation Element incorporates policies and programs directed at the reduction of single-occupant vehicle use and the Land Use Element improves the balance of jobs and housing. The former includes continuation and expansion of Transportation Demand Management Programs and public transit. The latter will be achieved by introducing additional opportunities for the development of local-serving commercial uses and services, thereby reducing vehicular commutes to peripheral communities.

b. Growth Management Plan

Enactment of Measure M in Orange County provides local transportation improvement funds provided that its cities prepare a plan which correlates the timing and location of growth with the capacities of supporting transportation, utilities, and public services. Conceptually, the Growth Management Plan (GM) prescribes a level

of service or threshold limit for each infrastructure system and service which, if the level of service cannot be attained, the threshold limit or standard will serve as a basis to reject or delay development until increased capacity or other mitigation is implemented. Portions of San Clemente's GM Plan have been adopted by the City and approved by the County. The entire Plan has been incorporated and expanded in this draft updated General Plan.

c. Congestion Management Plan

Enactment of Proposition 111 in 1990 provides gas tax funds to local cities to implement transportation improvements provided that a Congestion Management Program (CMP) is implemented which prevents degradation below a prescribed level of service on a selected system of regional highways, or provides for traffic mitigation measures. Effectively, this may act to restrict the location and density of development. The Orange County Transportation Authority (OCTA) was assigned the responsibility of preparing the CMP. Because of the overlapping requirements and substance, Orange County has consolidated its Growth Management and CMP planning processes into a singular effort. Procedurally, compliance with the GM infers compliance with the CMP.

d. Integrated Waste Management Plan and Hazardous Waste Management Plan

San Clemente has adopted the County of Orange Hazardous Waste Management Plan by reference to comply with state legislation (AB2948, Tanner). San Clemente has also adopted a local implementation ordinance which transfers the authority for local siting to the City.

e. Other

State legislation has imposed a number of other regulatory requirements on the City which address regional environmental issues and it is anticipated that these will be expanded over time. A number of legislative bills (Willie Brown and Marian Bergeson) and the Governor's Growth Management Task Force are indicative of the concern for the establishment of a coordinated effort of problem solving at a jurisdictional scale larger than the local community. As a consequence, it will be necessary for the City of San Clemente to monitor and comment on these and, when necessary, establish local procedures and ordinances to implement those which are finally enacted.

Responsibility: City of San Clemente.

Funding Source: City of San Clemente General Fund. Some of the regional programs offer financial reimbursement to the City for compliance.

Schedule: Ongoing as funding permits.

P. Capital Improvements Program

I 1.17 The City of San Clemente prepares an annual Capital Improvements Program (CIP) and is in the process (as of the date of the date of this Plan) of preparing a five year CIP and a seven year CIP specifically for streets. The CIP provides for the construction and upgrade of streets, storm drains (not under the responsibility of Orange County Flood Control), municipal buildings, and other public physical facilities. It defines the specific improvements to be accomplished annually and allocates budget for these. The CIP is to be revised every year with one more year added to the five year CIP each year. The CIP is subject to approval by the City Council during the annual public budget process.

Responsibility: City of San Clemente.

Funding Source: City of San Clemente General Fund, Special Assessment Districts, as appropriate, and Enterprise and Gas Tax funds.

Schedule: Program: in progress; update every five years or as funding permits.

Implementation: each year, as funding is available.

Q. Urban Design Improvement Programs

I 1.18 The Plan provides for the implementation of streetscape and other urban design improvements throughout the City. Urban Design Element Implementation Program I 2.4 specifies the methods, responsibilities, funding, and schedule for these.

R. Architecture, Site, and Landscape Design Guidelines and Standards

I 1.19 Land Use policies specify standards and guidelines for architecture, site, and landscape design for development throughout the City. Urban Design Element Implementation Program I 2.8 specifies the methods, responsibilities, and schedule for their implementation.

S. Interface with Property Owners and Developers for Property and Neighborhood Maintenance

I 1.20 The City shall administer programs to encourage property owners to maintain and upgrade, as necessary, the quality of existing buildings and neighborhoods in the City. Existing and potential programs include:

a. The City shall continue the allocation of redevelopment housing "set-aside" funds for the rehabilitation of residential units.

b. The City shall examine the availability of federal or state funds and/or potential participation of local financial institutions to support maintenance and rehabilitation efforts.

c. The City may continue and expand as warranted its program which is directed at the improvement of residential neighborhoods and encompasses a broad range of self-help actions including social programs, neighborhood clean-up activities, improved street lighting, and code enforcement.

d. The City may encourage and provide technical assistance to local groups to plant street trees in commercial districts and/or residential neighborhoods where they are not present.

e. Special Assessment Districts may be established to assess fees on property owners and for businesses to provide funds for maintenance and rehabilitation. Such districts necessitate an affirmative vote of the property owners in the affected area.

Other maintenance and rehabilitation actions which may be pursued by the City include:

a. periodic visual surveys of the conditions of the City's districts and neighborhoods, identifying sites which exhibit substantial inadequate maintenance;

b. contact of the owners or tenants of sub-standard properties to encourage their remedial actions;

c. provision of technical assistance (at City Hall) to the property owners and tenants regarding the techniques by which properties can be maintained and upgraded; and

d. assistance in the solicitation of low-interest loans for the upgrade of sub-standard properties.

Responsibility: City of San Clemente, Community Development Department and Housing Coordinator.

Funding Source: City of San Clemente General Fund, redevelopment housing twenty percent housing "set-aside" funds, and/or financial institution low-interest loan programs.

Schedule: Ongoing, as funding is available.

T. Educational Programs

I 1.21 Expanding upon the prior implementation strategy, the City shall continue programs to educate the public regarding the techniques which may be employed to maintain and upgrade properties. These may be structured as classes presented to local homeowners, business, and/or community organizations, and on/or cable television.

The City's existing educational programs include:

a. Seminars are periodically conducted by the City's Building Official regarding building design and maintenance requirements, landscape design and maintenance, and related topics. Normally, these are conducted at City Hall and advertised.

b. Informational brochures and seminars regarding water and waste conservation practices are published and distributed at City offices.

Other programs which may be considered by the City

a. The City may work with the Saddleback Community College to conduct classes locally which provide San Clemente residents technical skills regarding property and landscape maintenance and upgrade.

b. The City may work with the local cable television franchise to broadcast programs providing technical information regarding property and landscape maintenance and improvements.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund, conditions of cable television franchise, and/or financial grants from corporations or other private organizations (e.g., Building Industry Association and developers).

Schedule: Ongoing, as funding is available.

U. Code Enforcement

I 1.22 Codes and ordinances of the City of San Clemente which implement the Land Use Element shall be enforced. Historically, this has accomplished by City staff responses to specific complaints. If a problem has been found on investigation, a demand for compliance has been issued. In general, this approach has adequately maintained the quality of the City's built environment. Should problems arise in the future, the City may wish to expand this activity to include City-initiated periodic surveys of the building and site conditions and, where problems are found, require code compliance.

Responsibility: City of San Clemente.

Funding Source: City of San Clemente General Fund, fees charged to violators and/or any other available funding sources approved by the City.

Schedule: Ongoing program.

V. Financial Assistance Programs

I 1.23 The City shall assess the feasibility of establishing financial incentive programs to assist low-income tenants and property owners in the maintenance and upgrade of their properties. Potential funding sources should be investigated. These may include State and County programs, low interest private bank loans, and/or developer fees.

Responsibility: City of San Clemente.

Funding Source: State of California, County of Orange, local financial institutions, and/or developer fees.

Schedule: Within two (2) years of the adoption of the General Plan, or as funding is available.

W. Economic Marketing Strategy

I 1.24 The City shall establish a strategy to attract the development and investment of key industries and commercial establishments which will contribute jobs and revenue to the City. This will be particularly focused on the attraction of regional-serving commercial uses (anchor department stores, "power centers," automobile sales, and similar establishments) to the designated regional center at the San Clemente High School site, research and development and other light industrial uses to the redevelopment Los Molinos industrial center and other lands designated for these uses, and commercial uses to the revitalized North Beach and downtown areas. (Refer to the Economic Development Element for additional discussion).

Responsibility: City of San Clemente, Community Development Department and City Managers Office.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within two (2) years of the adoption of the General Plan, or as funding is available.

X. General Plan Monitoring and Update

I 1.25 The City shall review, revise, and update the General Plan periodically. This should include (a) an update of baseline data, analyses, and issues to account for current conditions; (b) evaluation of the policies and programs contained in this Plan according to their effectiveness in achieving the Plan's goals and objectives; and (c) revision of the policies and programs to increase their effectiveness, where necessary, and to account for current issues and legislation. Public input shall be actively solicited in the update. In addition, the Plan shall be monitored annually for its effectiveness in mitigating defined issues and achieving its goals and adjectives. The Planning Commission shall report these findings to the Mayor and City Council. In accordance with State law, Plan amendments may be adopted a maximum of four times a year.

To fund the process, it is recommended that a fee be established and assessed to development applications.

Responsibility: City of San Clemente Community Development Department, Planning Commission, and City Council.

Funding Source: City of San Clemente General Fund, and/or development fees.

Schedule: Monitoring Reports: once each year or as funding permits, General Plan updates: periodically or as funding permits.

VI. GLOSSARY

A. Area Plan - Provides for the cohesive and integrated development of land uses in a selected study area. The plan shall include:

a. The approximate mix and quantity of land uses, and approved Specific Plans to be accommodated based on an analysis of market conditions;

b. The timing and phasing of development to reflect infrastructure and capital improvements;

c. The establishment of linkages among principal land use districts; and

d. The siting and design of development to maintain and protect significant environmental and visual resources and mitigate and/or avoid hazards.

B. Automobile Service and Repair - Including, but not limited to car was, car repair and service.

C. Building Modulation - The manner in which a facade (building front) is visually adjusted through setbacks, windows and doors to avoid monotonous forms.

D. Campus Park - Integrated development featuring extensive landscaping. Pedestrian connection, surface parking and attractively designed and sited buildings.

E. Common Building Wall - When facades fronting a street are sited along a common setback as to create a continuous building plane (parking is located to the rear of the building).

F. Facade Articulation - The manner in which a building form through design treatments (i.e., facades, window treatments, etc.) is visually connected and distinctly expressed.

G. Floor Area Ratio(FAR)	-	Is the total gross area of a building (floor space) excluding basements, balconies and stair bulkheads) on a lot divided by the total area of that lot.
H. Gross Acres	-	The total number of acres within a planning area (undeveloped land), including local street rights of way (either existing or to be dedicated), but excluding arterial street rights of way (either existing or to be dedicated).
I. Jobs Housing Ratio (JHR)	-	A method utilized by the Southern California Association of Governments (SCAG) to measure the balance of jobs to housing in the Southern California region as a way to lessen regional travel demands and to improve regional air quality. The ratio is an average for the entire SCAG planning region, where 1.12 jobs to housing is considered balanced.
J. Mixed Use	-	Where residential and non-residential uses are integrated vertically into the same structure.
K. Net Acres	-	The total number of acres created within a planning area once local street rights of way (either existing or to be dedicated) have been subtracted from the gross acres.
L. Overnight Accommodations	-	Hotels, motels, and bed and breakfast.
M. Ranches	-	Includes Talega, Rancho San Clemente and Forster Specific Planning Areas.
N. Spanish Colonial Revival Style	-	A style of architecture with low-pitched roofs, thick walls. The style uses decorative details borrowed from the entire history of Spanish architecture. Dramatically carved doors are usually emphasized by adjacent spiral column, pilasters, carved stonework, or patterned titles. Less elaborated entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies. Other typical details include tile-roofed (and otherwise decorated) chimney tops, bricks or tile vents; fountains, arched walkways; and round of square towers.

Urban Design

CITY OF
SAN
CLEMENTE
GENERAL
PLAN

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I. STATUTORY REQUIREMENTS

The Urban Design element is a permissive element of the General Plan. As such, there are no state prescribed requirements or guidelines for its content.

The focus of this element is on the physical and design characteristics of citywide components which link and unify San Clemente: its streetscape, signage, and architecture. Urban design goals, objectives, policies, and programs are inextricably linked to those contained in the Land Use Element. In particular, are the definitions of the design improvements which will contribute to the establishment of the unique image and character of the City and it various sub-areas and districts, specified in the Land Use Element.

As contained herein, the Urban Design Element represents a modification of the draft document prepared by Gerald Gast and Associates (September 15, 1990). Sections which addressed land use, historic preservation, and scenic resources have been deleted from this element and instead have been incorporated into the pertinent elements of this General Plan.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following summarizes the significant urban design opportunities and constraints affecting the City of San Clemente:

A. Community Pattern

1. Strong physical and perceived linkages between the City's neighborhoods are desirable.

2. The preservation of important public view corridors toward both the ocean and distinct features of the inland landscape is desirable.

3. Increasing the prominence and design quality of the City's public places should be encouraged.

4. High quality architectural and landscape character derived from the City's Spanish Colonial Revival "Heritage", Mediterranean climate, and unique influences of each neighborhood is desirable.

B Architecture and Landscape

1. The tradition established by San Clemente's Spanish "Heritage" architecture and landscape character should be promoted.

2 The increase in land values and resulting incentives to redevelop existing residential sites has contributed to an loss of San Clemente's older "Ole Hanson era" houses. These Buildings and their grounds are important resources of the community.

C. San Clemente's Districts

1. There is a need to strengthen the vitality and character of the Downtown Business District.

2. There is a need to develop an entertainment and recreational focus at North Beach to maximize its potential for public and economic benefits to the City.

3. There is a need to balance public improvements and new private development at the Pier Bowl.

4. There is a need to ensure that the new regional serving commercial center is designed to "fit" with the scale and character of San Clemente, exhibit distinct visual character and quality, reflect its Spanish Colonial Revival architectural heritage and be compatible with adjacent neighborhoods.

5. There is a need to ensure that the Rancho San Clemente Town Center is designed to exhibit a distinctive visual character and quality which reflects San Clemente's Spanish Colonial Revival architectural heritage, and is compatible with and linked to adjacent ranch lands neighborhoods and districts.

6. El Camino Real should be improved to serve as a prominent civic boulevard linking the coastal neighborhoods.

7. The scale and character of existing residential neighborhoods should be preserved.

8. Beach access routes need to be better identified.

9. New development in inland neighborhoods needs to emphasize preservation of the natural setting.

10. New neighborhoods should not consist of isolated residential enclaves, but rather a mixture of uses interconnected by pedestrian, bicycle, visual and auto linkages.

11. The Master Landscape Plan for Scenic Corridors should be implemented.

12. Freeway entrances need to be visually enhanced with landscaping.

III. OVERVIEW OF URBAN DESIGN POLICIES

The policies of the Urban Design Element address the following:

A. The Community Pattern

1. Encouraging new public places to be integrated with adjacent neighborhoods.

2. Identifying and adopting a citywide identifying graphics program to be adopted.

3. Developing standards and improvement policies are set forth for some of the City's most prominent public places such as the Downtown Business District, North Beach, the Pier Bowl, Regional Commercial Center, and Rancho San Clemente Town Center.

4. Initiating a citywide street tree program.

B. Architectural and Landscape Character

1. Establishing guidelines for maintaining and building on the City's "Spanish Heritage" tradition; including. Topics such as demolition, additions and infill and relocation of historic buildings.

2. Encouraging new development to incorporate defined outdoor spaces into architectural and site designs.

3. Adopting design guidelines.

4. Creating a distinct City landscape which requires the use of drought tolerant plants.

C. San Clemente's District's

1. The Downtown Business District (see Land Use Figure 1-1)

   - Strengthening the Downtown Business District as San Clemente's pedestrian oriented village.

   - Widening of the business district to include Avenida Granada and Avenida Cabrillo.

   - Adopting design guidelines for the area.

   - Developing a Specific Plan for the area including provisions for a parking district, pedestrian linkages and design standards.

2. North Beach (see Land Use Figure 1-2)

   - Implementing unified streetscape amenities to revitalize the area as a distinct pedestrian and tourist oriented "village" in the City.

- Adopting design guidelines.

3. The "Pier Bowl" (see Land Use Figures 1-3 and 1-4)

   - Improving the Pier Bowl as a primary public focus at the beach front.
   - Emphasizing public improvement standards for the renovation and redevelopment of the Casa Romantica, and preserving the significant public view corridors existing in the area.
   - Preserving the view corridor across the muncipal parking lot from Avenida Del Mar toward the ocean.

4. Regional Commercial Center (see Land Use Figure 1-5)

   - Implementing streetscape amenities to establish a district identity and high quality image and providing visual compatibility with adjacent residential neighborhoods.

5. Rancho San Clemente Town Center (see Land Use Figure 1-6)

   - Implementing streetscape amenities to establish a distinct identity and high quality image and providing visual compatibility with adjacent ranchland neighborhoods and districts.

6. The El Camino Real Corridor (see Land Use Figures 1-7 and 1-8 A, B, and C)

   - Establishing unified design elements for El Camino Real.
   - Defining Sub-districts for El Camino Real to recognize the corridor's diversity of character and uses, and developing guidelines to unify development within each sub-district.

7. The Coastal Neighborhoods (see Figure 2-7)

   - Creating city-wide street tree planting plan.

8. The Hillside Neighborhoods (see Figure 2-7)

   - Improving the quality of hillside development throughout the City.
   - Adopting and enforcing design standards which create better site planning, architecture and landscaping on hillside sites.

9. The Inland Neighborhoods (see Figure 2-7)

   - Developing clear pedestrian and open space linkages within and between neighborhoods.
   - Creating neighborhood parks, including small scale parks, that have visual focus, recreational activities for all ages and opportunities for social contact.

10. The Interstate 5 Freeway Corridor

    - Creating a consistent design vocabulary with freeway entrance and edge improvements.
    - Establishing a street tree planting program at all freeway entrance locations.

IV. GOALS, OBJECTIVE AND POLICIES

The following presents the goals, objectives, policies, and programs for urban design in the City of San Clemente. Programs which implement the goals, objectives and policies are defined in Section V of this element. At the conclusion of each policy is a number(s) in parenthesis which denotes the pertinent implementing program(s) (I "number").

A. The Community Pattern

Goal
Maintain and strengthen San Clemente's tradition of high-quality public places.

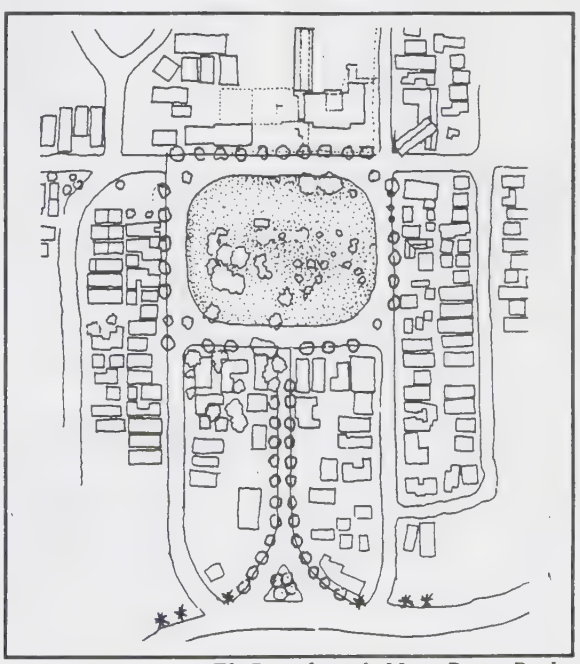
Objective
2.1 Create a network of accessible and prominent public places with clear perceptual, symbolic, and circulation linkages between them.

Policies

1. Location and Scale of Public Places

2.1.1 Develop small groupings of public places and carefully integrate them with adjacent neighborhoods (*I 2.1*).

2.1.2 Strengthen the prominence and accessibility of public buildings through their placement on a primary or secondary street, at an important viewpoint, adjacent to a park or open space, or as a focus for a neighborhood (*I 2.1*).



El Portal and Max Berg Park

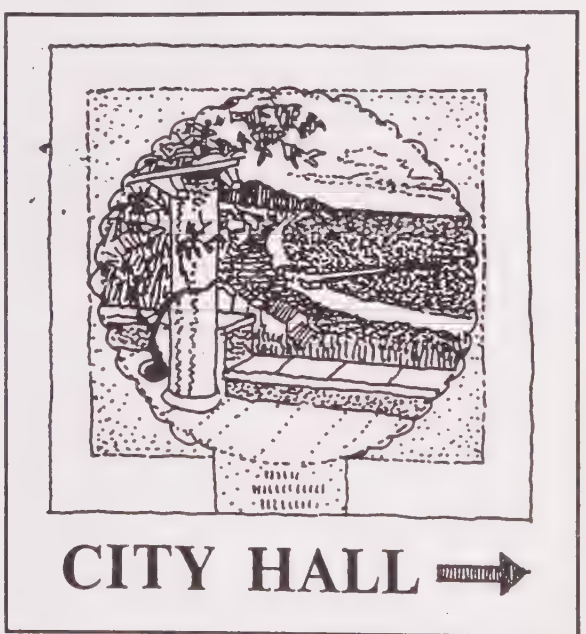
2.1.3 Open public views toward parks and open spaces from adjacent streets or neighborhoods, and by locating them at prominent natural features such as a ridge, knoll, or lookout point (*I 2.1*).

2.1.4 Emphasize the prominence of public places and their linkage to adjacent neighborhoods, strengthening them by creating a distinctive landscape character around them, and by extending the landscape improvements into the neighborhoods (*I 2.1*).

2.1.5 Designate pedestrian and bike routes that link selected public places to encourage walking and exercise, and help visitors experience the City's attractions without complete reliance on the automobile (refer to Figure 4-6 in the Circulation element) (*I 2.1*).

2. Citywide Graphics Program

2.1.6 Develop a citywide identity graphics program to clearly mark directions to public buildings, parks, the Beach front, Del Mar business district, North Beach, public parking areas, prominent natural features and City entry points (*I 2.2*).



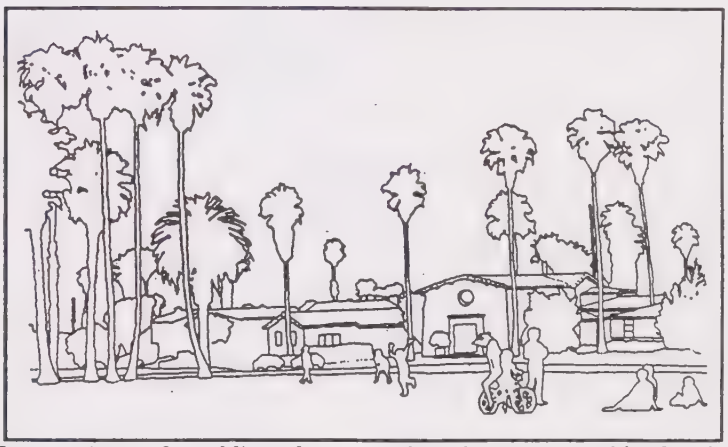
Citywide Graphics Program

3. Urban Design Improvements and Streetscape

2.1.7 Focus new public urban design improvements and private development to increase the attraction of existing public places (*I 2.2, I 2.3, and I 2.4*).

2.1.8 Expand and upgrade the City's important public places, prioritizing urban design and streetscape improvements in the following areas:

a. Downtown Business District.
b. North Beach.
c. The Pier Bowl.
d. Rancho San Clemente Town Center
e. Regional Commercial Center
f. Civic Center and Public Parks (*I 2.2, I 2.3, I 2.4*).



Integration of public places with adjacent neighborhoods

2.1.9 Carefully integrate new public places with adjacent neighborhoods in developing inland areas of the city, emphasizing their role as points of orientation, focus and public gathering. Create public places scaled to individual neighborhoods (*I 2.5*).

4. Street Tree Program

2.1.10 Establish a planting theme for the City's neighborhood streets, as places which are more intimate in their scale and use, and frequently serve as places where neighbors talk and meet, engage in short walks and children play (*I 2.5*).

2.1.11 Initiate a citywide street tree planting program to improve the visual character of the City's streets (*I 2.6*).

2.1.12 Initially, focus the City's street planting role on primary and secondary streets. Neighborhood street tree improvements should be implemented by joint action of the City and homeowners' associations or property owners. The City can encourage these efforts through technical assistance, a promotional program and cooperation in granting right-of-way encroachment permits (*I 2.6*).

2.1.13 Require that all new development install street trees in accordance with a Master Plan of Street Trees *(I 2.7)*.

2.1.14 Encourage community groups to participate in planting new street trees where they do not exist *(I 2.7)*.

2.1.15 Require that street trees be adequately maintained and replaced if removed due to damage or health *(I 2.7)*.

2.1.16 Require that street landscape incorporate a drought-conscious irrigation system or other methods to provide proper watering *(I 2.7)*.

2.1.17 Adopt a City-wide street tree trimming and pruning master plan, which cultivates the full potential of street trees as providers of shade and designators of key design corridors *(I 2.7)*.

2.1.18 Require that historically significant public landscape, including specimen street trees, be designated as landmarks and be preserved *(I 2.7)*.



West Paseo Del Cristobol

B. Architectural and Landscape Character

Goal

Preserve and strengthen San Clemente's unique atmosphere and historic identity as "The Spanish Village by the Sea."

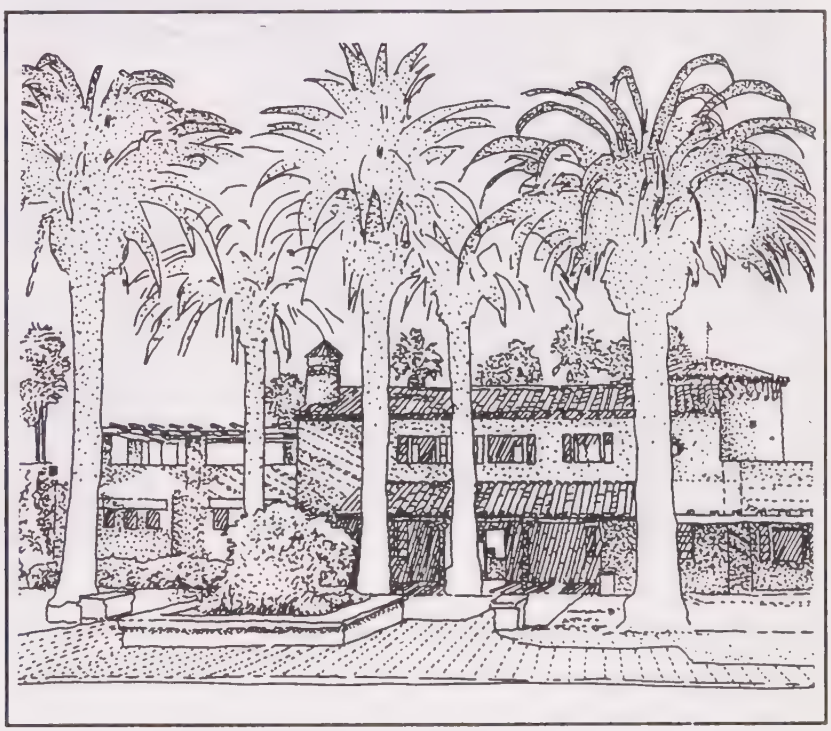
Objective

2.2 Build on the tradition established by San Clemente's "Spanish Heritage" architecture by emphasizing the careful integration of buildings and landscape.

Policies

2.2.1 Establish design standards for the City's principal commercial and industrial districts and residential neighborhoods (*I 2.8)*

2.2.2 Establish design standards for automobile repair, gasoline stations, outdoor storage, and similar uses which provide for their physical and visual compatibility with the district in which they are located; including standards for building character and design, materials, colors, landscape, signage, lighting, and other pertinent elements (*I 2.8*).



"Spanish Heritage" Architecture
Ole Hanson Beach Club

1. Citywide Architectural Character

2.2.3 Incorporate defined outdoor spaces into the architectural and site designs of new development in the City (*I 2.8*).

2.2.4 Encourage the use of courtyards, patios, plazas, gardens, covered walkways, rooftop terraces, verandas and other spaces enclosed by architectural or landscape elements (*I 2.8*).



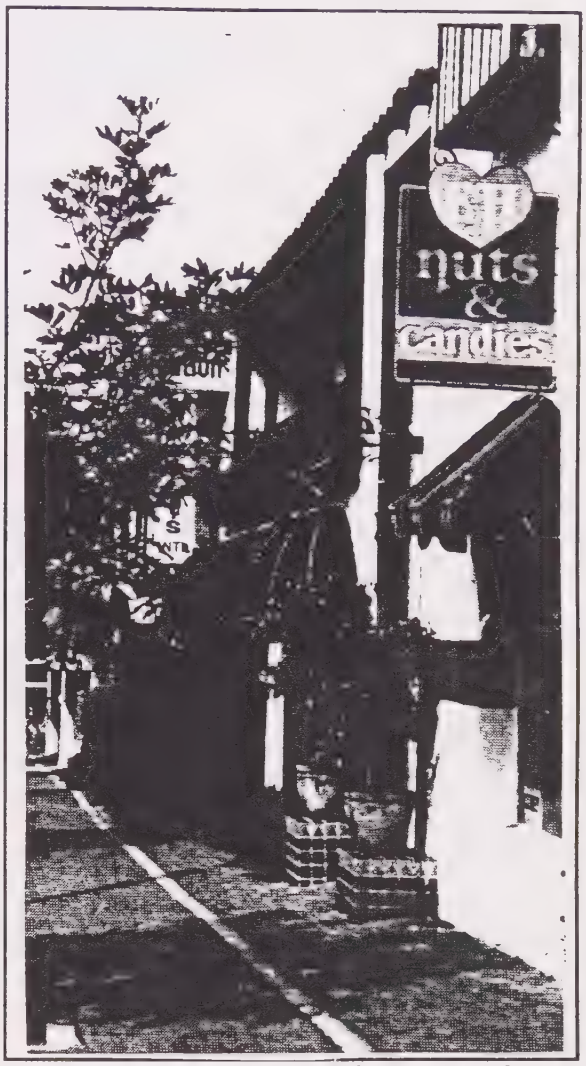
Spanish Heritage Architecture
Outdoor Dining on El Camino Real

2. "Spanish Heritage" Districts

2.2.5 Require that new buildings and renovations in the Downtown Commercial District, including the Del Mar extension, North Beach, and Pier Bowl areas and development of new commercial districts (e.g., Rancho San Clemente Town Center and Regional Commercial Center) utilize Spanish Colonial Revival architecture (*I 2.8*).



Heritage House



Del Mar Storefronts

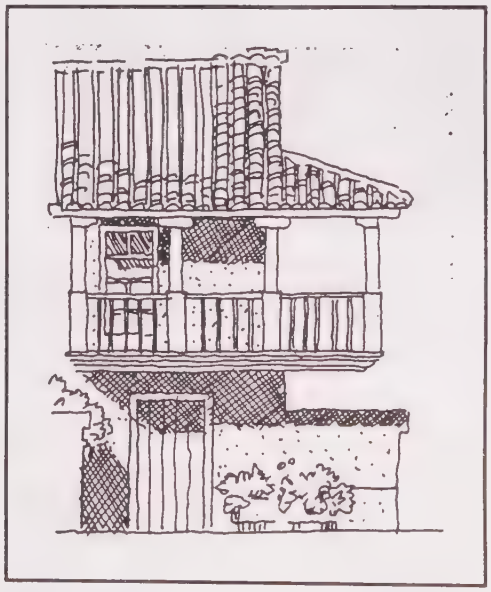
2.2.6 Encourage the following basic architectural elements in the "Spanish Heritage" Districts:

- Plain whitewashed smooth wall surfaces
- Low pitched red clay tile roofs
- Porches across the building front or side, with or without arches
- Arches as an architectural feature (over driveways and entrances)
- Courtyard buildings
- Houses adapted to topography (high houses with terraced gardens and high porches above garages, with bulk of the house set back from the street).

- Bay windows
- Garden walls
- Lattices over carports and porches
- Distinctive roof lines with low pitches
- Balconies and verandas
- Covered walkways and passages (arcades, colonnades) (*I 2.8*).



Courtyard Building



Veranda

3. Landscape Character

2.2.7 Create a district City landscape with a lush Mediterranean character emphasizing drought tolerant plantings (*I 2.8*).

2.2.8 Limit planting in all new development to drought tolerant species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high-water use vegetation be used (*I 2.8*).

2.2.9 Require that development projects subject to discretionary review submit and implement a landscaping plan (*I 2.8*).

2.2.10 Encourage property owners to maintain existing vegetation on developed sites, remove and abate weeds, and replace unhealthy or dead landscape (*I 2.8*).

2.2.11 Encourage developers to incorporate mature and specimen trees and other significant vegetation, which may exist on a site into the design of a development project for that site (*I 2.8*).

2.2.12 Encourage and provide incentives for the use of drought-tolerant species in landscape design (*I 2.8*).

2.2.13 Require that commercial and industrial development incorporate adequate drought-conscious irrigation systems and maintain the health of the landscape (*I 2.8*).

2.2.14 Require that all commercial and industrial landscape be adequately irrigated with automatic irrigation systems (*I 2.8*).

2.2.15 Use reclaimed water for the irrigation of public and private landscape, as available (*I 2.8*).

C. Urban Design Improvement of the City's Districts and Neighborhoods

Goal

Establish a distinct visual and physical identity of San Clemente's principal commercial districts and residential neighborhoods.

Objective

2.3 Strengthen San Clemente's downtown area (Del Mar and El Camino) as the City's pedestrian-oriented "village center."

1. The Downtown Business District (see **Figure 2-1**)

Policies

2.3.1 Require that new development and adaptive reuse of existing structures conform to the Spanish Colonial Revival architectural design style (*I 2.8*).

2.3.2 Maintain and enhance the downtown's unifying streetscape design elements considering possible expansion onto adjacent streets of street furniture, landscape decorative paving, and pedestrian-oriented lighting and imported signage throughout the area (*I 2.4 and I 2.7*).



Concepts

- Require "Spanish Heritage" architecture.
- Enhanced streetscape improvements.
- Mixed use development, including housing above shops and live-work spaces.
- More restaurant and evening activities.
- Encourage courtyards, plazas and other pedestrian open spaces in new developments.
- Improved pedestrian linkages through alleys, courtyards and passages.
- Parking District and public parking facilities.

SOURCE: Envicom Corporation, 1992

DOWNTOWN BUSINESS DISTRICT

SAN CLEMENTE GENERAL PLAN

FIGURE 2-1



2.3.3 Improve pedestrian linkages through alleys and inner-block courtyards, with connections from Del Mar to Granada and Cabrillo (*I 2.8*).

2.3.4 Encourage the City's participation in the State of California's Main Street program (*I 2.4*).

2. North Beach

Objective

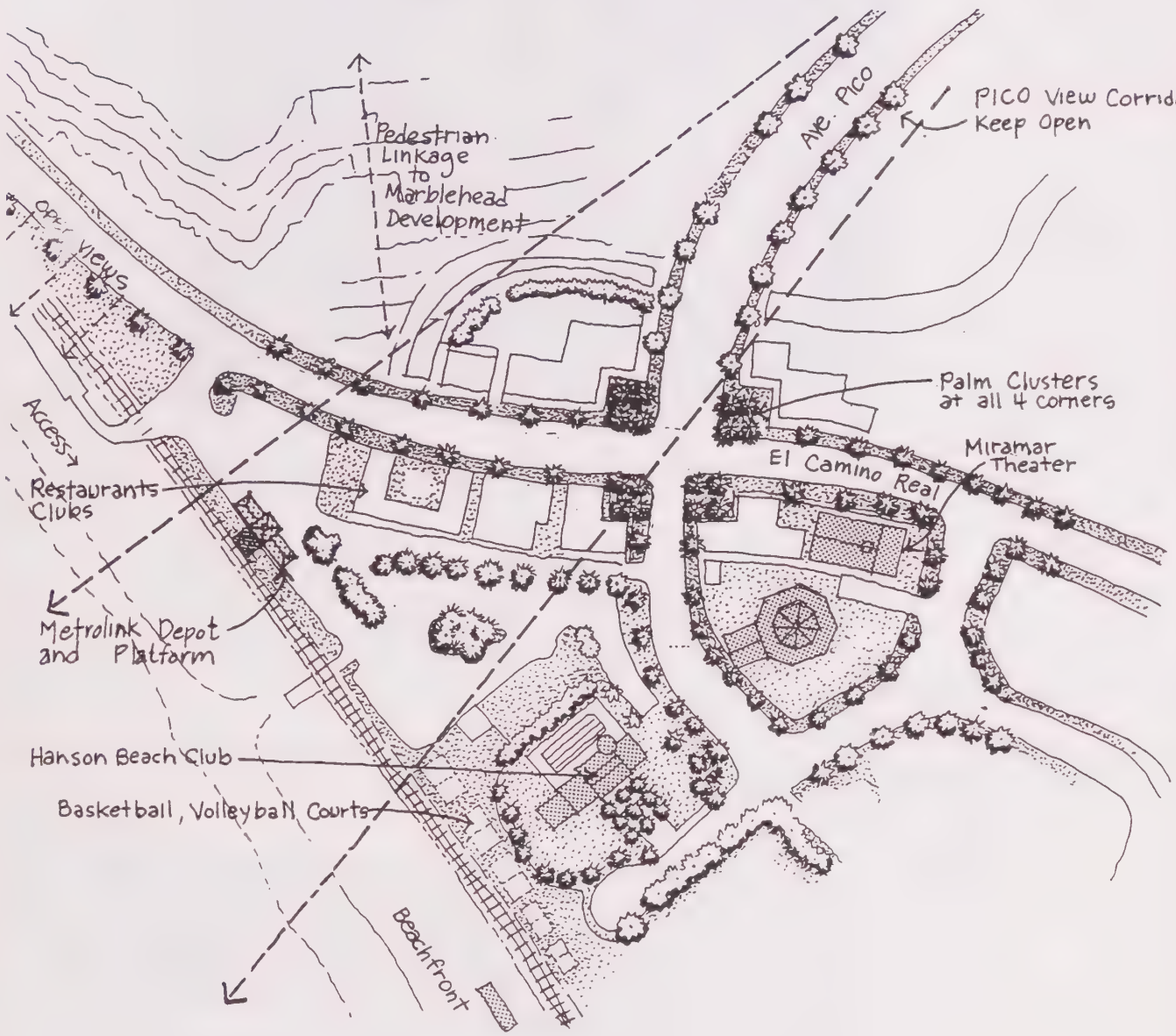
2.4 Strengthen North Beach as a seaside focus of recreational and entertainment activities as depicted in **Figure 1-3** in Land Use element.

Policies

2.4.1 Implement pedestrian-oriented streetscape improvements along El Camino Real, Avenida Pico, and Los Molinas which incorporate unifying street trees and landscape (planters, etc.) street furniture (bus benches, news racks, bicycle racks and others), lighting sidewalk and crosswalk decorative paving, signage, and other pertinent elements as depicted in **Figure 2-2** (*I 2.4, I 2.6, I 2.8, and I 2.9*).

2.4.2 Emphasize North Beach as a Pedestrian District with a park-like landscape character including:

a. Extending the landscape character of the Ole Hanson Beach Club grounds to the El Camino Real-Pico intersection. Provide wide landscaped setbacks of buildings on Avenida Pico and palm clusters at each corner of the El Camino Real-Avenida Pico intersection.



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NORTH BEACH
RECREATION AND ENTERTAINMENT FOCUS

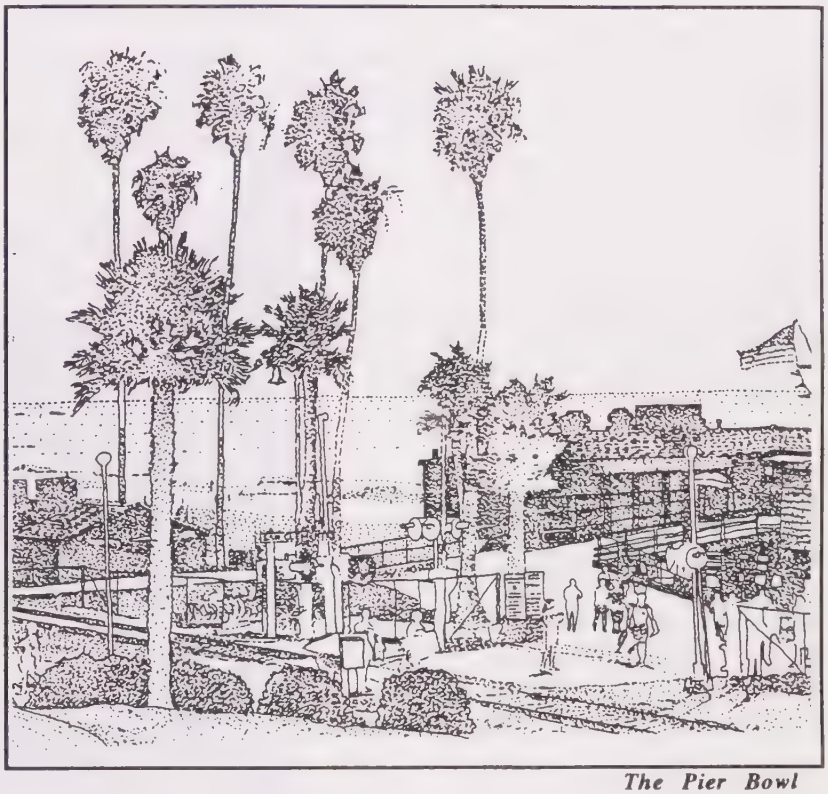
SAN CLEMENTE GENERAL PLAN

FIGURE 2-2

b. Providing a public pedestrian linkage to the Marblehead Coastal development. See Land Use Policy 1.22.10 (*I 2.3, I 2.4, I 2.5, I 2.6, and I 2.9*).

2.4.3 Require than new development and adaptive reuse of existing structure conform to the Spanish Colonial Revival architectural design style (*I 2.8*).

3. The "Pier Bowl"



The Pier Bowl

Objective

2.5 Improve the "Pier Bowl" (as shown in Figure 1-4, Land Use) as San Clemente's primary public focus at the beach front.

Policies

2.5.1 Implement public improvements which may consider the following:

a. New landscaping of Avenida Del Mar and other access roads to the Pier Bowl, a small Spanish plaza at the entrance to the Pier and a beach walk connecting to T-Street Beach.

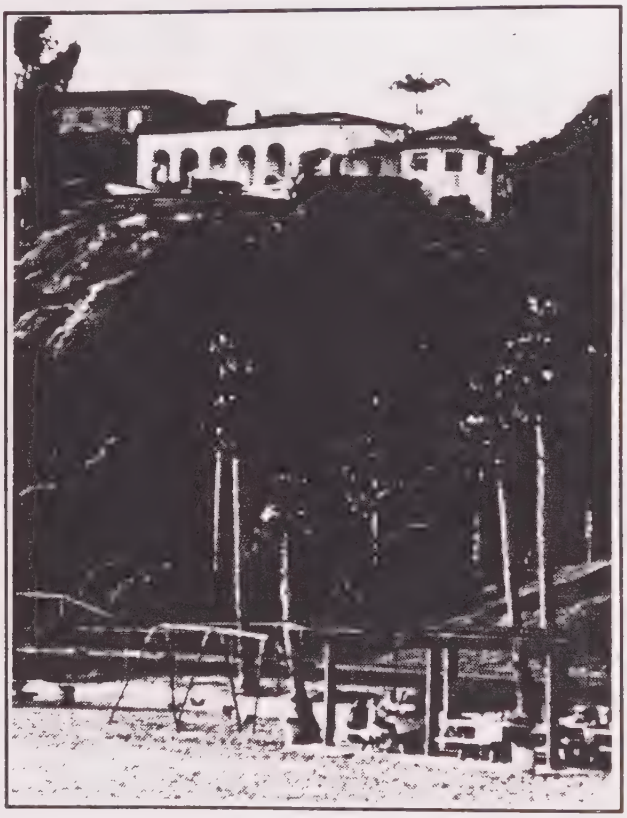
b. Public improvements to make the Pier Bowl area a more compelling public place. Renovation of the Casa Romantica for a variety of public-serving activities to preserve the City Founder's residence and grounds for future generations (*I 2.4 and I 2.7*).

2.5.2 Require that new development and adaptive reuse of existing structures conform to the Spanish Colonial Revival architectural design style *(I 2.8)*.

2.5.3 Require that new development on the San Clemente Pier exhibit a maritime architectural design style (*I 2.8*).

2.5.4 Preserve the Del Mar public view corridor of the ocean and pier across the public parking lots (*I 2.4.*)

2.5.5 Establish a pedestrian walk and public gardens linking the Casa Romantica with the lower "Pier Bowl" area (*I 2.4*).



Casa Romantica and Bluffs

4. Regional Commercial Center

Objective

2.6 Achieve a distinct image and high quality character for the Regional Commercial Center (shown on **Figure 1-6**) which visually conveys the Spanish Colonial Revival history of the City and is compatible with adjacent residential neighborhoods.

Policies

2.6.1 Require the implementation of streetscape improvements along the Regional Center's peripheral sidewalks and streets which

convey a sense of visual unity and linkages with adjacent residential neighborhoods considering the use of street trees and landscape (planters, other), pedestrian-oriented lighting, distinctive sidewalk and crosswalk paving, signage, as street furniture (benches, new racks, bicycle racks, and other (*I 2.4 and I 2.7*).

2.6.2 Require the development of major entry design elements, such as extensively landscaped access roads (e.g., single or double rows of Palm trees with median), signage (monuments, other.), and lighting (*I 2.4 and I 2.7*).

2.6.3 Require that on-site landscape, signage and pedestrian walkways be physically linked to and visually consistent with peripheral streetscape amenities. (*I 2.4 and I 2.7*)

5. Rancho San Clemente Town Center

Objective

2.7 Achieve a distinct image and high quality character for the Rancho San Clemente Center (shown on Land Use **Figure 1-7**) which visually conveys the Spanish Colonial Revival Architecture of the City and is compatible with adjacent land uses.

Policies

2.7.1 Require the implementation of streetscape improvement along the Town Center's peripheral sidewalks and streets which covey a sense of visual unity and linkages with adjacent residential neighborhoods, commercial districts, and open spaces considering the use of street trees and landscape (planters, other), pedestrian-oriented lighting, distinctive sidewalk and crosswalk paving, signage, and street furniture (benches, new racks, bicycle racks, and other (*I 2.4 and I 2.7*).

2.7.2 Require the development of major entry design elements, such as extensively landscaped access roads (e.g., single or double rows of Palm trees with median), signage (monuments, other), and lighting (*I.2.4 and I 2.7*).

2.7.3 Require that on-site landscape, signage, and pedestrian walkways be physically linked to and visually consistent with peripheral streetscape amenities (*I 2.4 and I 2.7*).

2.7.4 Require that new development be designed in accordance with Spanish Colonial Revival architectural design principles (*I 2.8*).



El Camino Real

6. The El Camino Real Corridor

Objective

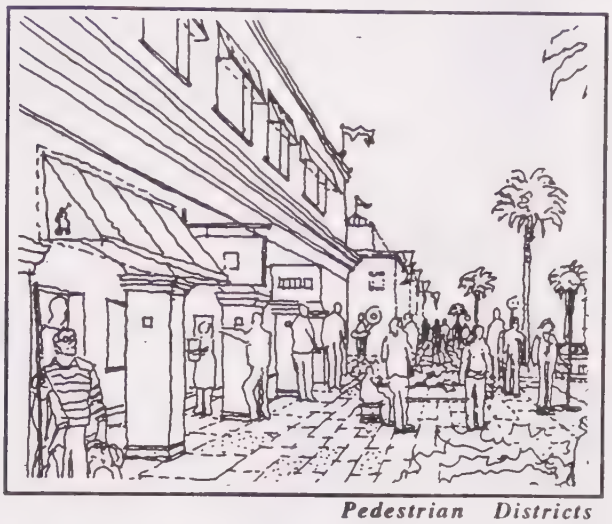
2.8 Improve El Camino Real as the primary civic boulevard linking the coastal neighborhoods of the City.

Policies

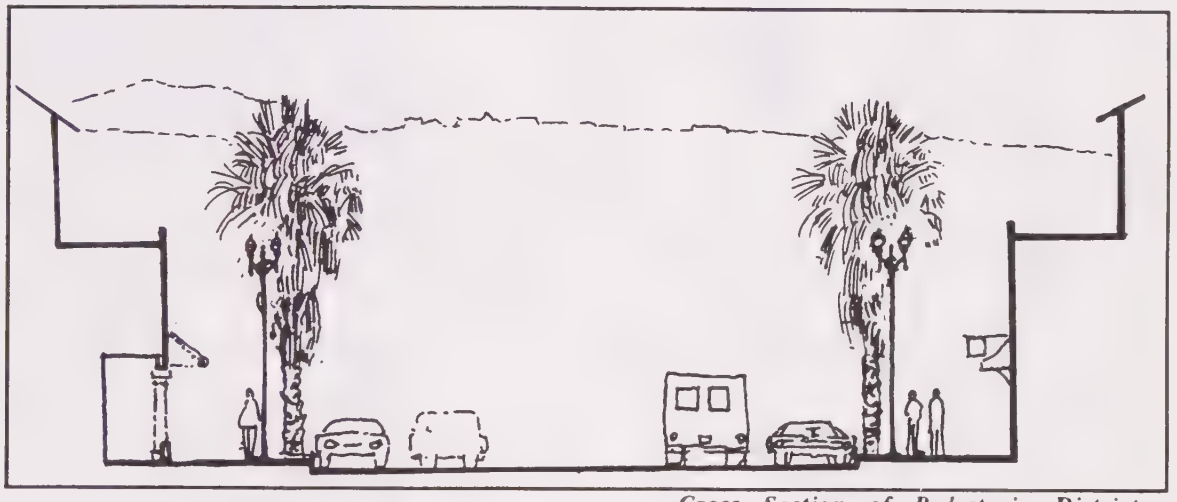
2.8.1 Provide unifying design elements that are consistent the entire length of El Camino Real and The Pacific Coast Highway, including the following:

- Palm trees (Washingtonia Robusta), 30 feet on center.
- Public graphic system.
- Unifying guidelines for private signage.
- Planted courtyards visible from the street.
- Pedestrian-oriented lighting.
- Consistent sidewalk design (*I 2.4, I 2.6, and I 2.7*).

2.8.2 Implement design improvements which differentiate El Camino Real's pedestrian-oriented and mixed pedestrian-automobile districts in accordance with the principles illustrated in **Figures 2-3** through **2-6** (*I 2.4 and I 2.7*).



Pedestrian Districts



Cross Section of Pedestrain Districts

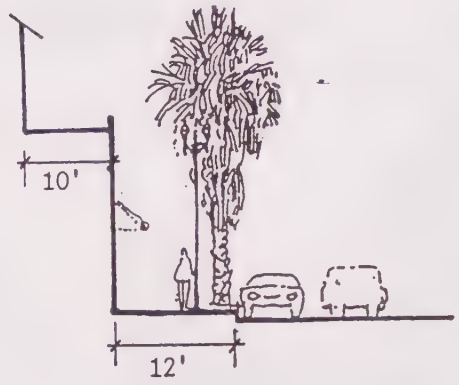
7. Coastal Terrace Neighborhoods

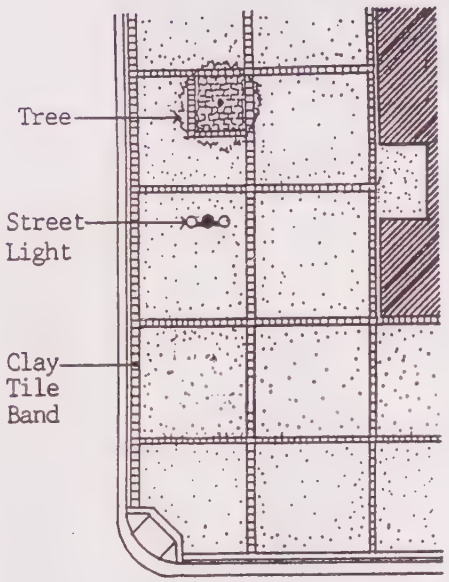
Objective

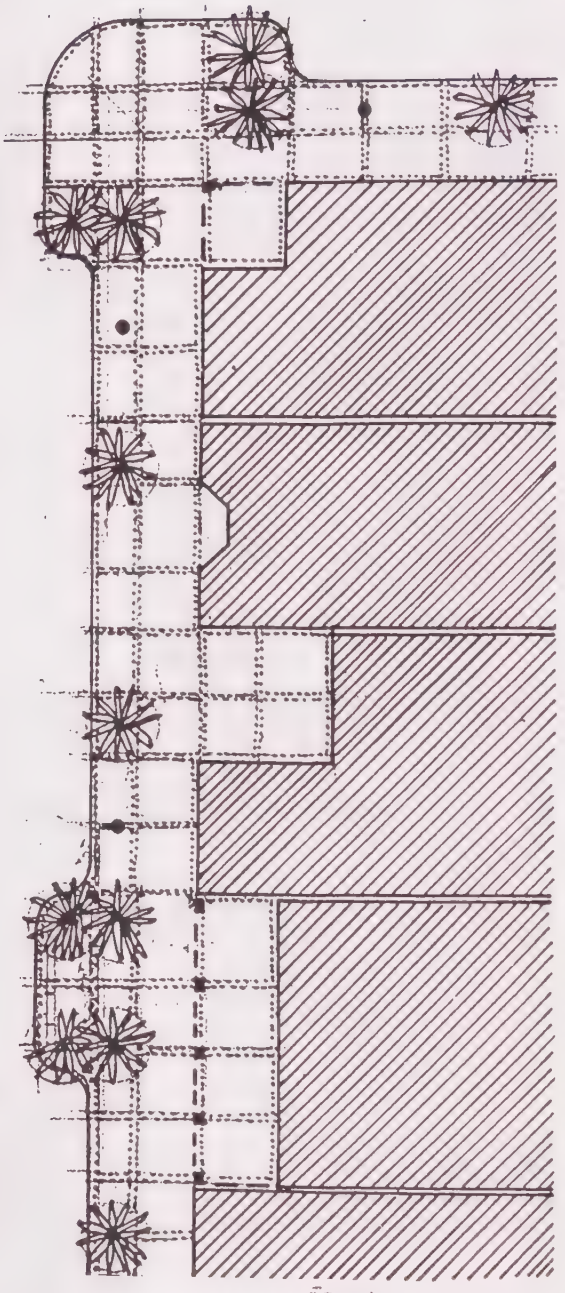
2.9 Preserve the existing character of the older coastal neighborhoods depicted on **Figure 2-7.**



Example of "Ole Hanson Era" Home







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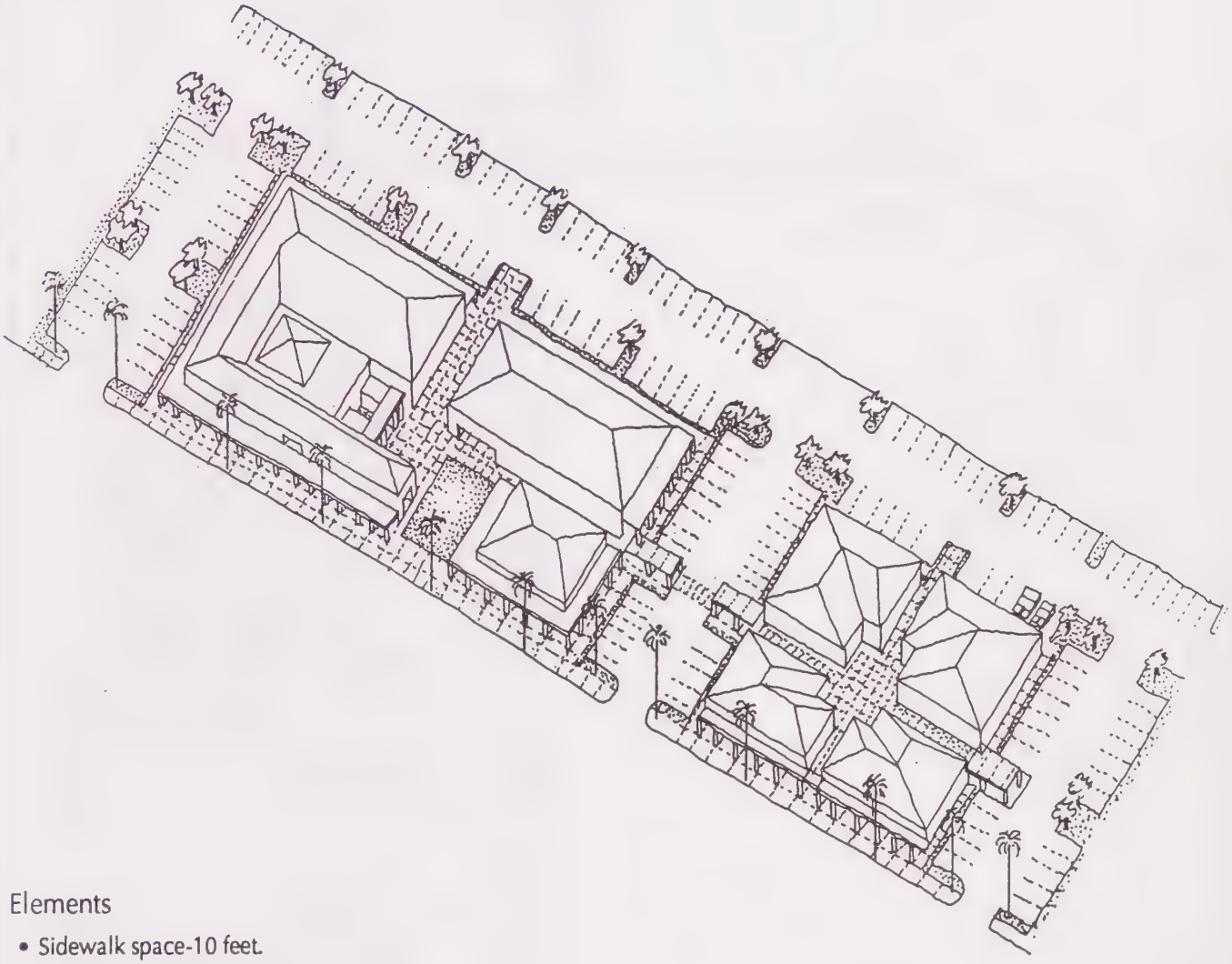
Elements

- Pedestrian street lighting.
- Sidewalk space 12 feet wide-concrete with red tile borders.
- Palm trees between street and sidewalk.
- Buildings at front property line, parking in rear.
- Defined outdoor spaces-Courtyards, arcades, plazas.
- Widened pedestrian spaces and street furniture.

EL CAMINO REAL PEDESTRIAN DISTRICTS

SAN CLEMENTE GENERAL PLAN

FIGURE 2-3



Elements

- Sidewalk space-10 feet.
- Palm trees Planting between sidewalk and street.
- Pattern of alternating building fronts and parking courts at front property line.
- Parking courts with limited length along street.
- Defined outdoor spaces-Arcades, courtyards, plazas.
- Planted edge at parking lots.

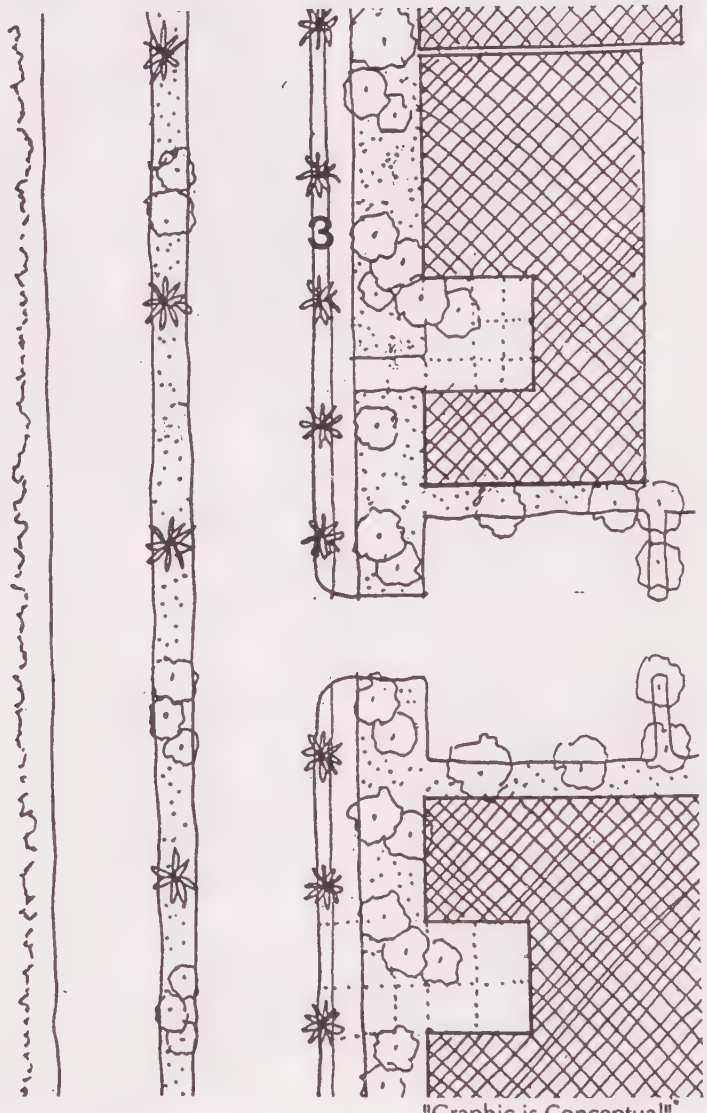
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EL CAMINO REAL
MIXED PEDESTRIAN AUTOMOBILE DISTRICTS

SAN CLEMENTE GENERAL PLAN

FIGURE 2-4





Elements

- Landscaped building and parking lot setbacks (10 feet)
- Sidewalk space-10 feet
- Palm tree planting between sidewalk and street.
- Landscaped median (remove 1 travel lane each direction).
- Widen landscaped edge at freeway wall.

"Graphic is Conceptual"

EL CAMINO REAL SOUTH AT INTERSTATE 5

SAN CLEMENTE GENERAL PLAN

FIGURE 2-5



Elements

- Limit further grading to safety measures.
- Palm trees.
- Remove low vegetation on coastal side to open views of the water.

Graphic is Conceptual

PACIFIC COAST HIGHWAY

SAN CLEMENTE GENERAL PLAN

FIGURE 2-6

Policies

2.9.1 Improve street space quality in the Coastal Terrace neighborhoods through tree planting that maintains public ocean views, sidewalk upgrading and pedestrian-oriented lighting on primary and secondary streets (*I 2.6 and I 2.7).*.

2.9.2 Initiate a street tree program for the Coastal Terrace neighborhoods, giving first priority to primary and secondary streets (*I 2.6 and I 2.7).*.

2.9.3 Trees planted on the coastal terrace streets perpendicular to the ocean should have slender silhouettes and be short to moderate in height to preserve ocean view corridors. The City's Design Guidelines give street tree selections (*I 2.7).*.

2.9.4 Use special places such as entrances to parks, beach areas, and public buildings as locations for public sculpture and planting (*I 2.4*).

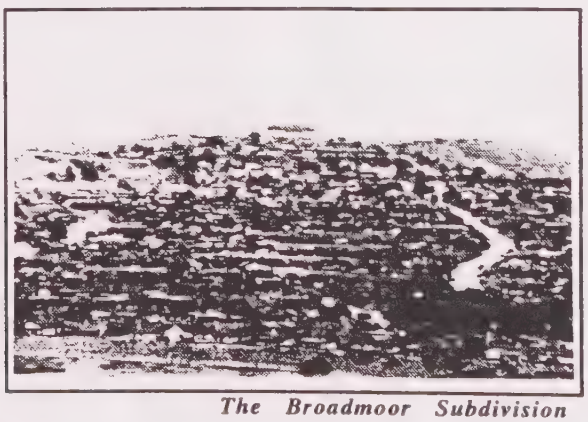
2.9.5 Improve all primary and secondary streets with sidewalks, and key local neighborhood streets which provide important pedestrian linkages (*I 2.4*).

2.9.6 Planted street trees should be between the sidewalk and curb to buffer pedestrians from automobiles on primary and secondary streets where sufficient right-of-way exists (*I 2.7).*

8. The Hillside Neighborhoods

Objective

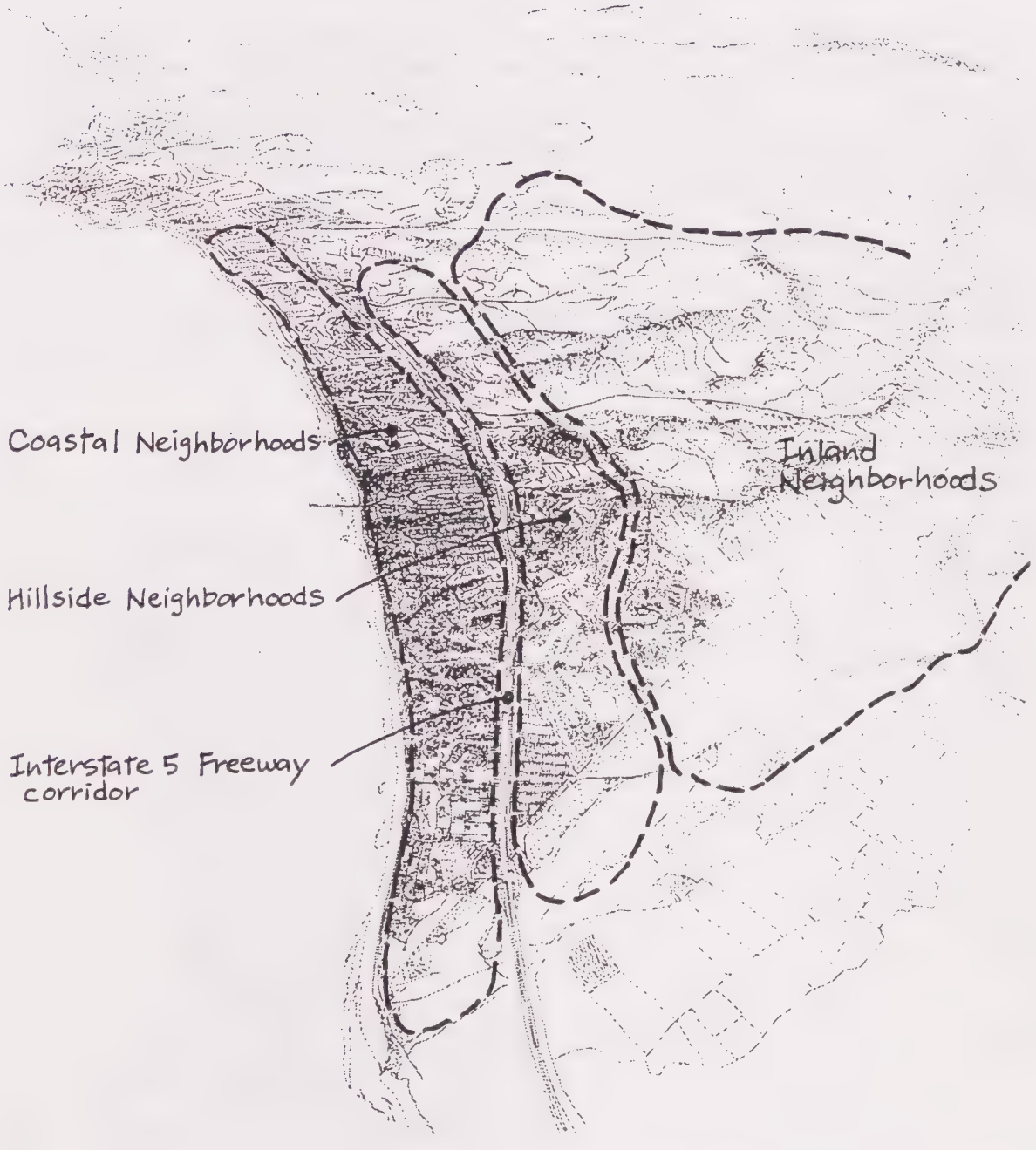
2.10 Improve the design quality of hillside development throughout the City.



The Broadmoor Subdivision

Policies

2.10.1 Develop a street tree planting program carefully-tailored to the special topographical and public view preservation considerations of the hillside neighborhoods (*I 2.6).*



SAN CLEMENTE'S DISTRICTS

SAN CLEMENTE GENERAL PLAN

FIGURE 2-7

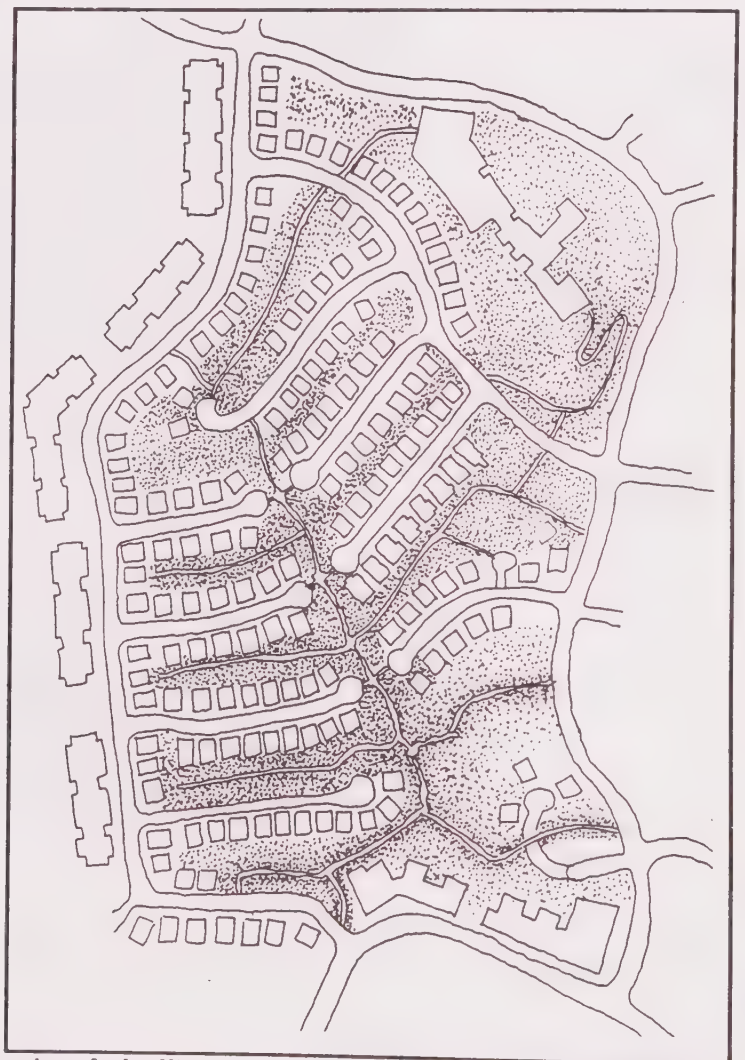
2.10.2 Plant low, wide-spreading canopy trees on streets running parallel to contour lines which are most often not view corridors. View corridor street trees should have narrow form and open structure trees to allow greater visual access. Careful placement of trees can achieve the desired goal without interruption of significant public views *(I 2.7)*.

2.10.3 Focus the City's street tree planting role on primary and secondary streets. Primary and secondary hillside neighborhood streets include Avenidas Presidio, San Pablo, and Salvador. Local neighborhood street planting efforts should be encouraged by the City and implemented by a joint program of the City and homeowners *(I 2.6)*.

9. The Inland Ranches

Objective

2.11 Create stronger linkages between San Clemente's neighborhoods.



A mix of dwelling types integrated into one neighborhood

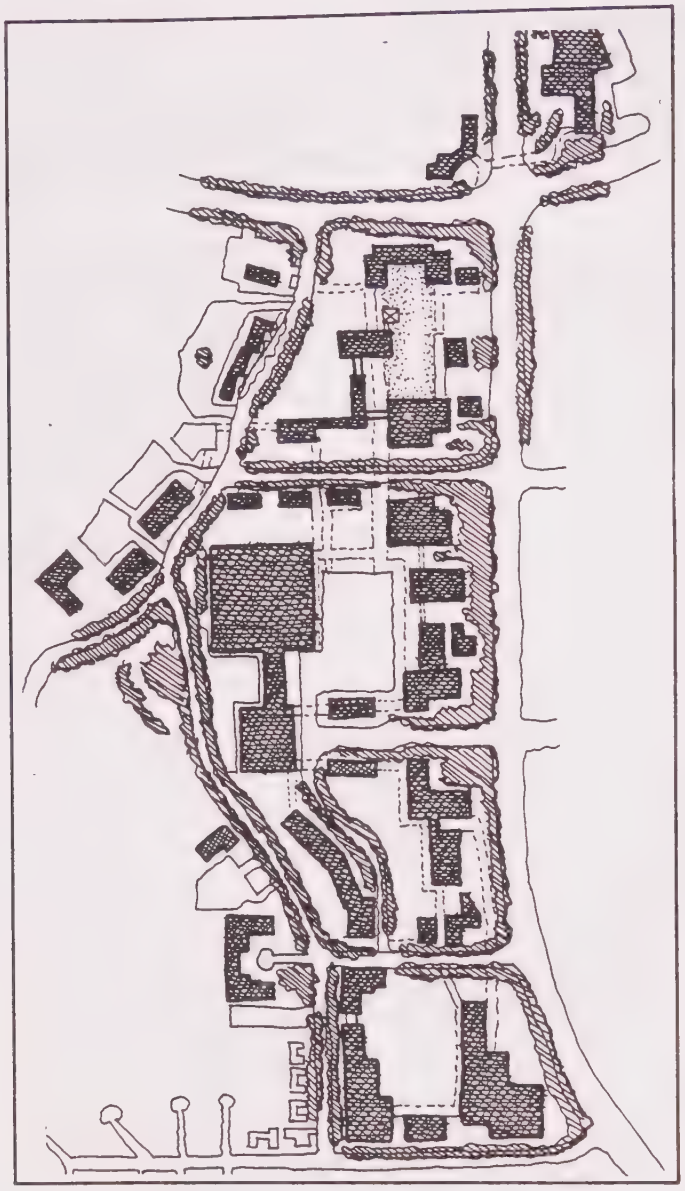
Policies

2.11.1 Require that where topographical conditions of the inland neighborhoods form natural boundaries, street and open space patterns be used to link adjacent neighborhoods and create a stronger sense of community *(I 2.8 and I 2.9)*.

2.11.2 Develop clear pedestrian and open space linkages within and between neighborhoods in accordance with the following:

a. When open spaces separate adjacent neighborhoods there should be linkages, not barriers, which should contain usable outdoor areas such as playgrounds, small parks, footpaths and recreational activities where residents of adjacent neighborhoods can meet.

b. Connect the inland neighborhoods with a linked trail system offering walking, jogging and biking opportunities.



Village Character

Objective

2.12 Develop the inland commercial centers as mixed-use "village centers" linked to adjacent neighborhoods.

Policies

2.12.1 Design the neighborhood centers to contain a mix of activities, pedestrian open spaces, public transit accesses and strong linkages to adjacent neighborhoods in accordance with the Land Use Element (*I 2.8 and I 2.9).*

2.12.2 Establish the following as desired characteristics of the "village centers":

a. A mix of activities. Neighborhood retail, restaurants, upper level professional offices, recreational opportunities, multi-family dwellings or townhouses nearby.

b. A public focus space (a pedestrian plaza or small village green).

c. A high-quality pedestrian environment emphasizing defined outdoor spaces such as arcades, colonnades, courtyards and passages.

d. Public buildings or other public places. The village centers provide ideal sites for a public recreation center, community center/meeting facility, school, church or other community institution.

e. Public transit service.

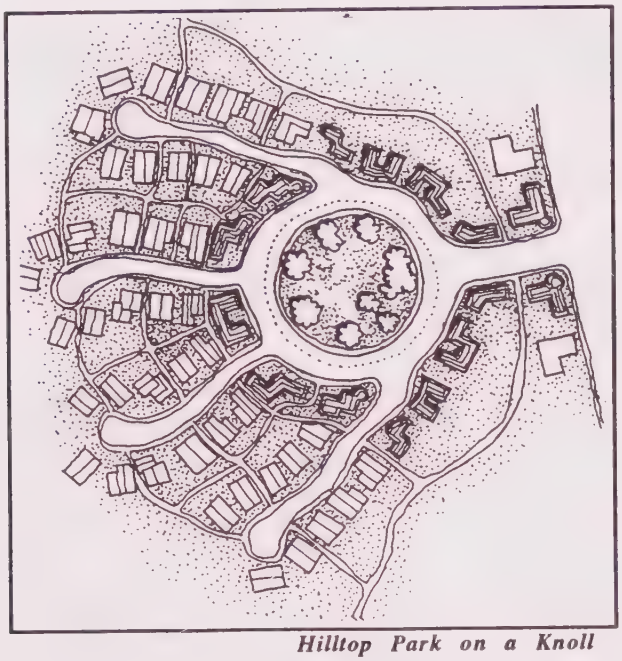
f. Linkages to adjacent neighborhoods through the street system, pedestrian circulation and strong visual relationships created by landscape and buildings. The village center should not be surrounded by parking lots or other uses which create barriers between the neighborhood and center (*I 2.8 and I 2.9).*

Objective

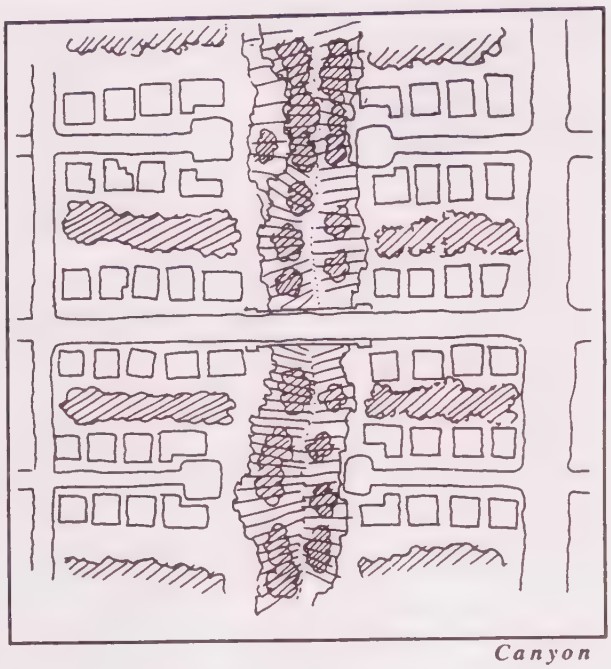
2.13 Develop neighborhood parks which create visual focus, recreational activities for all ages and opportunities for social contact.

Policies

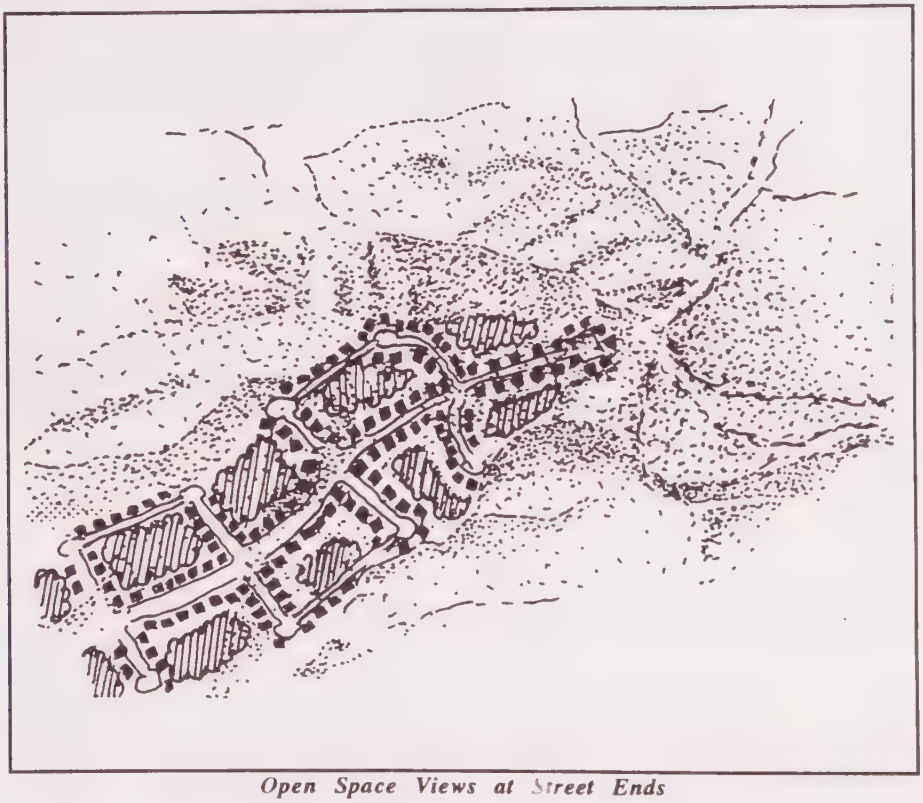
2.13.1 Create neighborhood parks of appropriate scale in the inland neighborhoods in accordance with the Parks and Recreation Element. Small spaces should be substituted for some of the large open areas called for in the ranch plans. All age groups should be served (*I 2.8*).



Hilltop Park on a Knoll



Canyon



Open Space Views at Street Ends

10. The Interstate 5 Freeway Corridor

Objective

2.14 Develop freeway interchanges as City entrances with a consistent design vocabulary.

Policies

2.14.1 Implement the proposed improvements to all Freeway interchanges and increase the density of the Freeway edge plantings including the provisions of the Scenic Corridors Master Landscape Plan, which establishes a consistent design character for all of the City's nine freeway interchanges. The concept is to heighten the experience of the City's entrances by using plant materials which reflect San Clemente's "Spanish Village by-the-Sea" character. The plant vocabulary includes Mexican Fan Palms, the Coral Tree, Nerium Oleander and Bougainvillea (*I 2.4 and I 2.6*).

2.14.2 Proceed with develop-financed improvements to the Freeway interchanges as called for in the Scenic Corridors Master Landscape Plan (*I 2.4 and I 2.6*).

2.14.3 Work with CALTRANS to enlist State support for additional edge plantings that screen Freeway fences and walls. It is the State's responsibility to repair the damage inflicted by Freeway, and the City should exert whatever pressure is necessary to mitigate the freeway's impacts (*I 2.4 and I 2.6*).

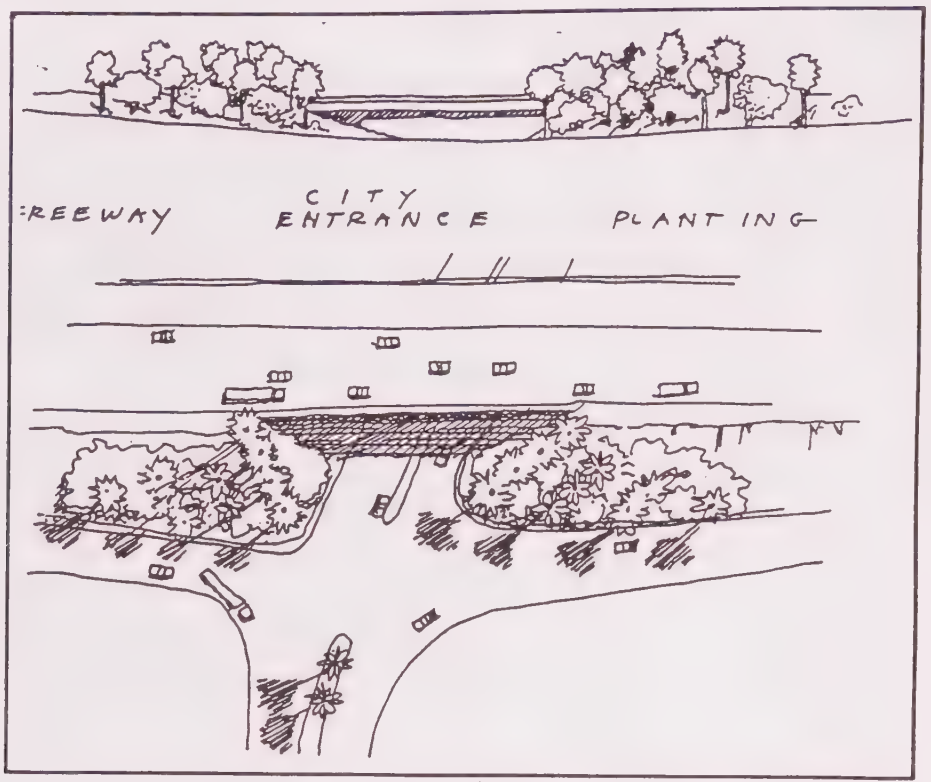
2.14.4 Initiate a street tree planting program at all freeway "gateway" locations. Street tree and median planting should be used to create a visual structure on Camino de los Mares, Avenida Pico, Avenida Presidio, Avenida de la Estrella, Avenida Palizada, Avenida Magdalena, El Camino Real and the new Avenida Vista Hermosa. Each gateway street should use a consistent tree species planted at a regular interval to unify street spaces and adjacent developments (*I 2.4 and I 2.6*).

2.14.5 Provide public directional signage to major San Clemente points of interest (*I 2.4*).

2.14.6 Prepare and adopt Design Guidelines to improve the quality of new buildings, landscaping and signage along freeway "gateway" streets (*I 2.4 , I 2.8, and I 2.9*).

2.14.7 Institute strong parking lot edge planting standards to screen views of parked automobiles from gateway streets (*I 2.8 and I 2.9*).

2.14.8 Create a strong landscaped edge on Avenida Pico and Caminos Estrella and de los Mares which integrates buildings and parking areas of commercial developments (*I 2.4, I 2.8 and I 2.9*).



Freeway interchange improvements



Camino de Estella cross section

V. IMPLEMENTATION PROGRAMS

The following lists the implementation programs which shall be initiated by the City of San Clemente according to available resources. Many implementation programs require the creative and active participation of the private sector - by developers, investors, business and property owners, and residents. The City shall work closely and cooperatively with the private sector for the common interests of the community to realize the objectives and implement the policies of this Element.

A. Location and Scale of Public Places.

I 2.1 Develop small groupings of public activities and carefully integrate them with adjacent neighborhoods.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, Quimby Fees, Municipal Bonds, Redevelopment Tax Increment, developer dedications, fees and others.

Schedule: Ongoing, as funding is available and concurrent with development applications.

B. Identity Graphics Program

I 2.2 Design and construct a City graphics program.

Responsibility: City of San Clemente Community Development and Public Works Department.

Funding Source: City of San Clemente General Fund, benefit assessment district, Municipal Redevelopment Tax Increment, and/or other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adotpion or as funding is available.

C. Strengthen Existing Public Places.

I 2.3 Study potential designation of the Downtown and North Beach as Redevelopment Areas.

Initiate promotional programs to stimulate private investment and development in targeted areas where public places are to be strengthened (Downtown, North Beach, Pier Bowl, Regional Commercial Center, and Rancho San Clemente Town Center).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, Redevelopment Tax Increment, benefit assessment districts, and/or other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

D. Urban Design Improvement Programs

I 2.4 The Plan provides for the implementation of streetscape and other urban design improvements throughout the City. These include the use of consistent street trees, furniture (benches, trash receptacles, etc.), and signage. In key activity and pedestrian-oriented districts, a program of more extensive improvements are proposed including the use of entry and district signage and monuments, pedestrian-oriented lighting, "aesthetic" crosswalk and sidewalk paving, expanded landscape, and other elements. Basic parameters for the design character and elements to be implemented in the City have been articulated in the adopted Urban Design Guidelines, the Master Landscape Plan for Scenic Corridors, and design plans to be defined for specified sub-areas of the City.

Pedestrian-oriented streetscape improvements have been implemented in the downtown area (Avenida del Mar and El Camino Real). A smaller scale program of landscape and street improvements have recently been completed for the Camino de los Mares area. Additional areas designated by the Land Use and Urban Design Elements for major streetscape improvements include the following:

a. Pier Bowl

b. North Beach

c. Regional Commercial Center (San Clemente High School site) vicinity

d. Rancho San Clemente Town Center vicinity

e. Beach walk/promenade linking the Pier Bowl with North Beach; possible extending to the south

f. Entries along the City's key arterials and freeway interchanges

- Interstate 5 and Avenida Palizada
- Interstate 5 and Avenida Pico
- Interstate 5 and Camino de Estrella
- Interstate 5 and Esperanza
- El Camino Real at the City's southern boundary and Pacific Coast Highway at its northern boundary with the City of Dana Point
- Avenida la Pata at the City's northern boundary with Dana Point (future)

- Avenida Pico interchange with the Foothill Transportation Corridor (future)
- Camino de los Mares at the City's northern boundary (future)

For each area, a comprehensive streetscape master plan shall be prepared unless other wise addressed by the City's existing Master Landscape Plan for Scenic Corridors. At a minimum, this will specify the improvements to be implemented, pertinent design and development standards, their costs, and a financing program. The latter may be accomplished as a condition of and integrated with the development of private projects (e.g., Rancho San Clemente Town Center and Regional Commercial Center) or by the establishment of an Assessment District (e.g., Pier Bowl).

Responsibility: City of San Clemente, Community Development Department.

FundingSource: Planning and design: City of San Clemente General Fund, redevelopment tax increment revenue, Main Street Program, and/or development application fees.

Implementation: Mello-Roos or other assessment district, redevelopment tax increment revenue, Street Lighting and Landscape District, and/or development conditions or fees.

Schedule: Urban Design Master Plans: within five years of the adoption of the General Plan or as funding is available.

E. New Public Places

I 2.5 Plan and construct more small, neighborhood-scale parks in the inland neighborhoods.

Responsibility: City of San Clemente Community Development and Beaches, Parks and Recreation Department.

Funding Source: Developer/Quimby Act fees and land dedications or as funding permits.

Schedule: Ongoing, concurrent with development applications.

F. Street Character

I 2.6 Initiate a public street tree inventory and implement a citywide street tree planting program. Give first priority to primary and secondary streets.

Responsibility: City of San Clemente Community Development and Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or Lighting and Landscape District.

Schedule: Inventory: within 24 months of the adoption of the General Plan, or as funding permits.

Implementation/Planting: as funding permits.

G. Street Tree Master Plan

I 2.7 In addition to utilizing the existing Master Landscape Plan for Scenic Corridors (which provides policy for specific arterials), the City shall formulate a comprehensive master plan which shall list the permitted trees in the public rights-of-way along all streets in San Clemente. It will specify species, minimum size, spacing, and irrigation requirements. It is intended that the plan identify consistent species for blocks, streets, neighborhood, or districts which provide distinctive identities for these areas. New residential, commercial, and industrial development shall be required to install and maintain trees in accordance with its requirements (as implemented through the City's municipal code.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and/or Recreation Department.

Funding Source: City of San Clemente General Fund and/or Lighting and Landscape District.

Schedule: Within 24 month General Plan adoption or as funding permits.

H. Architecture, Site, and Landscape Design Guidelines and Standards

I 2.8 Architecture, site, and landscape design guidelines have been adopted ("San Clemente Urban Design Guidelines") for development throughout the City, excluding the inland ranches and Pier Bowl. Pertinent guidelines for the former have been defined in their respective Specific Plans. Similarly, design guidelines will be incorporated into the Specific Plan currently being prepared for the Pier Bowl.

Periodically review the adopted guidelines according to their effectiveness in achieving development projects which reflect the intended design objectives of the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

I. Zoning and Subdivision Ordinances

I 2.9 Zoning and subdivision ordinances shall be revised to reflect neighborhood and commercial "village" site planning principles contained in the Land Use and Urban Design Elements.

Responsibility: City of San Clemente Community Development.

Funding Source: City of San Clemente General Fund

Schedule: Revised Ordinance: within 18 months of the adoption of the General Plan or as funding is available.

VI. GLOSSARY

A. Spanish Colonial Revival Style	-	A style of architecture with low-pitched roofs, thick walls. The style uses decorative details borrowed from the entire history of Spanish architectiure. Dramaticlly carved doors are usually emphasized by adjacent spiral column, pilasters, carved stonework, or patterned titles. Less elaborated entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies. Other typical details include tile-roofed (and otherwise decorated) chimney tops, bricks or tile vents; fountains, arched walkways; and round of square towers.
B. Veranda	-	A long, open porch, usually roofed.
C. Arcade	-	A covered passageway with a line of arches and their supporting columns; commonly lined with shops.
D. Linkages	-	A visual or physical "connectiveness" achieved when design elements are structured in a manner of continuity (or the continuation of a theme, path, image. etc).
E. Adaptive reuse	-	When a structure of strong community value (i.e. historic, cultural, or architectural) retains its structural/architectural integrity and is recycled to another use.
F. Pedestrian oriented amenities	-	Streetscape and other urban design improvements of a consistent character and theme (i.e. benches, trash receptacles, facade, awnings, lighting, crosswalk paving etc) which create a "comfortable" environment for the pedestrian.
G. Public focus space	-	A pedestrian plaza or small village green.

Economic Development

CITY OF
SAN
CLEMENTE
GENERAL
PLAN

3.0 ECONOMIC DEVELOPMENT

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I. STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included in a City's General Plan. California Government Code Section 65303 states:

> *The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Economic Development Element is adopted, it becomes a component of the General Plan, with the same legal status as one of the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. Population Growth

The population of the City (excluding the City's Sphere of Influence) is projected to increase from 40,905 to approximately 61,000 by 2010, almost a 50% increase over the 1990 population. Residential development, particularly single-family homes, represents a net drain on City funds in that the cost of services such as police, fire, city administration, etc., is more than revenue from the residents' property tax, transfer tax, fees, etc.

B. Local

Currently, there are 1.75 million square feet of retail space and 540,000 square feet of office space in San Clemente. An additional 2.7 million square feet of retail space and 345,000 square feet of office space is projected to be supportable in the City by 2010.

C. Retention and Enhancement of Existing Commercial and Office Uses

Approximately 84% of all existing retail space and 80% of all existing office space in the City is located in the original downtown area (El Camino Real/Avenue Del Mar). Most of the projected new cumulative growth will tend to locate in the currently undeveloped areas of the City, east of the Interstate 5 Freeway. A strategy is needed to help ensure that the existing commercial and office uses in the City do not fall victim to competition from the new commercial development.

D. Location of New Office and Retail Space

The demand for new retail space through 2010 will be strong due to the projected increase in population of approximately 19,000. Most of the new population will locate in newly-developed neighborhoods east of the freeway. Developers of local-serving retail space will seek to also locate in these new areas. It is important to discourage strip commercial development, which dissipates market support (i.e., provide competing uses) and encourage "nodes" or centers of commercial activity, thereby ensuring strong market support for all new retail space.

E. Regional Commercial Market Share

Projections of future demand for regional retail space indicate that approximately 440,000 square feet of new regional space may be supported in San Clemente by the year 1995 and 650,000 new square feet by the year 2000. There is a window of opportunity of perhaps 4 to 6 years (through 1996) for a regional shopping center (traditional, power, or promotional) to be attracted to the City. If suitable sites are not readily available during this time, this use will likely be developed in neighboring cities.

F. Business Hotel/Motel Market Share

San Clemente's hotels and motels (excluding residential hotels, guest houses, and boarding houses) are small in scale with limited amenities and a greater distance from the beach than facilities in the larger market. This has resulted in an extremely low off-season occupancy rate and a lower overall occupancy rate than the larger market.

Market projections indicate support for an additional 190 rooms by 2010. This size is suitable for a business-oriented hotel that provides services needed by business travelers and conferees, as well as some amenities that do not require a large amount of space. For this type of hotel, an ocean view is desirable but not critical if an inland site has a reasonable view. Access to amenities such as golf courses is important.

A business hotel is not competitive with a destination resort hotel.

G. Destination Resort

The market for a destination resort hotel is not quantifiable and success depends on non-local, particularly overseas promotion, to the international tourist market. Such a facility is a highly desirable supplement to the identified market support for 190 rooms.

H. Enhancement of North Beach and Pier Bowl Areas As Tourist/Recreational Hubs

Both North Beach and the Pier Bowl have the potential to serve as the prime tourist/recreational hubs in San Clemente while at the same time providing amenities for residents. Tourist-supported commercial, as well as recreational and cultural activities should be promoted in these two areas.

I. Business Park and Industrial Market Share

The tenants of Rancho San Clemente are involved primarily in light industrial activities such as distribution, printing, woodworking, warehousing, and manufacturing. Products manufactured in this Business Park include audio equipment, doors and windows, cryogenic cylinders, wire stripping tools, medical supplies, race cars and parts, and tiles.

The conditions under which currently-occupied square footage was absorbed is expected to continue over the next decade. The increase in total population in the 1990's is expected to exceed the increase in the 1980's by almost 50%, and; the geographic location of the City at the southern tip of Orange County makes it likely that lease and land prices will remain low relative to the rest of the County. After 2000, the population growth will slow dramatically to 30% of growth in the 1990's. Assuming, however, that prices remain low relative to the balance of the County, it is estimated that on average, the annual absorption may reach 112,000 square feet through 2010.

J. Enhancement of Los Molinos Industrial Area

The Los Molinos business/industrial area currently houses an incompatible mixture of heavy industrial, light industrial, office and residential uses. The area should be promoted as a business park, similar to Rancho San Clemente. Receiver sites for heavy industrial uses that choose to relocate should be provided in other appropriate areas in San Clemente.

III. OVERVIEW OF ECONOMIC DEVELOPMENT POLICY

This portion of the Economic Development Element establishes goals, objectives, policies, and implementation programs that will guide the manner in which the economic needs for the community will be met. Policies stated in this section contain a direct relationship to the desired goals of the community as well as the identified issues in the preceding subsection. These policies are the legislative tools with which the City can utilize to achieve San Clemente's vision for the future.

The economic development policies address the following:

1. Maximizing the City's market potential and providing opportunities for new jobs.
2. Generating cumulative growth which provides net fiscal gains.
3. Maintaining and enhancing existing commercial cores.
4. Increasing tourist-supported commercial activity to capture potential expenditures and tax revenue.
5. Generating ongoing industrial growth and maintaining current activity to provide ample employment opportunities for residents.

IV. GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for economic development in the City of San Clemente. Listed at the end of each policy is a capital "I" and number(s) in parentheses which refers to the pertinent implementing program(s) detailed in the following subsection.

A. Economic Development Overview

Goal
Provide for the economic needs of San Clemente residents including retail shopping opportunities and services, employment opportunities and fiscal stability.

Objective
3.1 Maximize the City's market potential in terms of retail, industrial, office and hotel activity. This would provide an increase in shopping opportunities to serve the current and projected population, retain sales and occupancy tax revenue in the City, and provide approximately 11,000 new jobs in San Clemente over the next two decades.

Policies
3.1.1 Adopt a Land Use Map which designates acreage for heavy industrial, light industrial/business park, and commercial activity (*I 3.1*).

3.1.2 Initiate strategies to market for, attract, and/or accommodate new activity as defined in the Economic Development policies under Objective 3.3 through 3.12 (*I 3.1, I 3.2, I 3.3, I 3.4, I 3.5, I 3.6, and I 3.7*).

3.1.3 Maintain the existing land use designations which will accommodate the projected population of approximately 61,000 within the current City limits by 2010 and approximately 67,000 within the City's existing Sphere of Influence. The projected market potential is dependent, to a large extent, on population growth in San Clemente (*I 3.1*).

Objective
3.2 Generate cumulative growth that provides net fiscal gains to the City.

Policies
3.2.1 Determine the need for a fiscal impact analysis as part of the Development Review process. The purpose is to provide input into assessment of City-wide impact of development activities and to determine what costs to the City, if any, may be subject to mitigation (*I 3.2 and I 3.3*).

3.2.2 Monitor the fiscal impact of the mix of development proposals and activity on an annual basis to determine the optimal phasing of new development, according to its net positive or negative fiscal impact. In addition to monitoring the fiscal impact by type of development, the fiscal impact of development in different

locations should be monitored. The purpose of such monitoring efforts is to ensure that the costs of services are balanced with revenues generated on a recurring basis (*I 3.2 and I 3.3*).

3.2.3 Assess periodically the structure of utility rates and user fees to ensure that such rates and fees cover the true cost to the City (*I 3.2 and I 3.3*).

B. Retail and Office Commercial Activity

Goal
Maintain and enhance existing commercial cores and provide for economically sound new community-serving and regional-serving commercial concentrations, for both shopping and tax revenue opportunities.

1. Citywide

Objective
3.3 Attract new retail development to meet the needs of the current and projected population, as well as to retain potential sales tax revenue in the City and encourage the development of local-serving office space to meet the needs of the current and projected population, and to provide jobs for local residents. (Market analysis in the Technical Background Report indicates that there is little, if any, market for regional office space in San Clemente.)

Policies
3.3.1 Designate up to 100 acres for a regional shopping center and other regional retail activity, not necessarily at one site, and ensure that land zoned for regional retail is readily accessible from the freeway, as well as from existing and planned residential areas. The high school site, which is approximately 40 acres, is appropriate for a regional mall due to its accessibility to the freeway, as well as existing and planned residential areas (*I 3.1*).

3.3.2 Designate a sufficient amount of land to accommodate 345,000 square feet of office space, the projected growth in demand for local-serving office space by 2010. This requires about 32 acres (*I 3.1*).

3.3.3 Either designate approximately 14 to 20 acres of vacant land for an auto park or identify this amount of improved land that may be suitable for re-cycling. Similar to the requirement for other regional activity, the site should be readily accessible from the freeway (*I 3.1, and I 3.6*).

3.3.4 Establish an aggressive marketing program to effectively compete with neighboring cities to attract regional-serving uses such as a traditional mall, power or promotional center and/or auto park, and engage in outreach to encourage outlets to remain in San Clemente. The marketing program shall involve direct solicitation of developers and headquarters of chain stores,

explanation of potential assistance programs, and explanation of market support (*I 3.4*).

3.3.5 Consider the use of redevelopment authority or development agreements to acquire the designated site(s) for the regional shopping center and/or autopark (*I 3.4 and I 3.6*).

3.3.6 In addition to the regional retail land uses listed in Policy 3.3.1 above, designate a sufficient amount of land to accommodate projected demand for neighborhood and community-serving retail through 2010, approximately 110 acres (*I 3.1*).

3.3.7 Provide that concentrations of neighborhood and community-serving commercial space in new areas avoid extended strip patterns and dissipation of future and existing shopping opportunities, and; enforce the various design and FAR requirements along El Camino Real to create a sense of distinct, concentrated commercial areas along this corridor (*I 3.1*).

3.3.8 Adhere to height and FAR standards in conformance with the policies contained in the Land Use element for retail and office buildings in order to create and maintain an attractive image for each commercial concentration. An attractive image is an essential element to ensure that commercial development in San Clemente captures its full potential share of market demand (*I 3.1*).

3.3.9 Establish an outreach program to encourage existing business that are in conformance with the General Plan to remain in or at their current locations. Maintenance of the shopping opportunities now available is key to retaining the economic viability of the commercial corridors and clusters (*I 3.2 and I 3.5*).

3.3.10 Allow for mixed use districts in designated areas and establish incentives, such as expansion of parking capacity and provision for second floor specialty office over retail, to attract projected growth in local-serving office space (*I 3.1 and I 3.5*).

3.3.11 In areas designated as mixed use, require retail use on the first floor and allow for office or residential uses on the second floor or in the rear of the building in the downtown. Utilize mechanisms such as height and density bonuses, as set out in Land Use element (*I 3.1*).

2. Downtown

Objective

3.4 Secure the City's existing commercial tax base through the enhancement of El Camino Real Corridor and Avenida Del Mar in the downtown (see Land Use Element **Figure 1-2**) as a principal activity and economic center.

Policies

3.4.1 Attract an "anchor" use to the downtown area (e.g., theater complex, auditorium, cultural, entertainment, dining, retail, or other) that would draw residents, promote foot traffic, and provide evening activity (*I 3.4*).

3.4.2 Develop and/or continue promotional events, such as theme events or open air markets, to promote an awareness of Downtown as a commercial activity center (*I 3.5*).

3.4.3 Establish an outreach program to encourage existing businesses in Downtown, that are in conformance with the General Plan, to remain at or near their current locations and encourage office users to relocate to second-story or in the rear of the building (*I 3.5*).

3.4.4 Establish a marketing program to attract new retail outlets to the downtown (*I 3.4*).

3.4.5 Investigate the parking needs of an enhanced downtown area and provide a plan and implementation program to address the identified needs. Shared parking, off-site parking, shuttle service, and public parking areas and/or structures should be considered (*I 3.5*).

C. Hotel and Tourist Activity

Goal

Increase the number of hotel rooms and tourist-supported commercial activity in the City in order to capture potential tourist-generated expenditures and tax revenue.

Objective

3.5 Encourage development of a business hotel or a hotel that provides an alternative to higher-end resorts.

Policies

3.5.1 Designate a sufficient amount of land to accommodate the projected demand for a business hotel, approximately 10 acres. The priority site is a coastal site with ocean views and freeway access the, Marblehead Coastal site would meet this criteria. Secondary choices would be the Shore Cliffs site or an interior site that has reasonable views and access to amenities (*I 3.1*).

3.5.2 Solicit cooperation from developers of the designated site(s) in pursuing a business hotel. Cooperation can be formalized through developer agreements (*I 3.2 and I 3.7*).

3.5.3 Designate a sufficient amount of land for one or more golf courses, a minimum of 150 acres each, to be accessed by patrons of a business-oriented hotel. A golf course is a proven attraction to business visitors and off-shore tourists (*I 3.1*).

Objective

3.6 Provide for the potential of a destination resort hotel.

Policies

3.6.1 Designate up to 170 acres to allow for a hotel with amenities such as a golf course, tennis courts, swimming pool, etc. A site such as Marblehead Coastal is optimal due to its ocean view (*I 3.1*).

3.6.2 Examine sites currently targeted by developers for a destination resort to determine costs to be incurred by the City, if any, and to prioritize sites based on these costs (*I 3.7*).

Objective

3.7 Encourage tourist-supported commercial activity to concentrate in selected areas of the city in order to create identifiable centers of interest for visitors.

Policies

3.7.1 Adopt a Specific Plan for the North Beach area and a Specific Plan for the Casa Romantica/Pier Bowl area, to serve as a guide for future development (*I 3.7*).

3.7.2 Encourage the transition of North Beach to a cohesive, pedestrian-oriented, tourist commercial "village" through design standards for new development in accordance with the Land Use and Urban Design Elements (*I 3.1*).

3.7.3 Investigate the potential for applying redevelopment tools such as land assemblage in the North Beach area (*I 3.6*).

3.7.4 Promote the transformation of the non-conforming mobile home park currently located in North Beach on the ocean side of the Pacific Coast Highway to the site's designated land use of Open Space/Shoreline district (*I 3.1 and I 3.7*).

3.7.5 Encourage some intensification of commercial and recreational activities in the Pier Bowl area in conformance with Land Use Element (*I 3.1 and I 3.7*).

3.7.6 Encourage rehabilitative maintenance or adaptive re-use of Casa Romantica and grounds by allowing intensification of uses on the property, thereby providing a revenue source for maintenance or re-use, in conformance with Land Use element (*I 3.1 and I 3.7*).

D. Industrial Activity

Goal

Generate new industrial growth, in an orderly and controlled manner, through diversification of the industrial base and maintenance of current activity in order to provide employment opportunities for residents.

Objective

3.8 Increase, on an ongoing basis, the number of firms within the industries now represented in the City; and capture industries that are not currently represented in the City but are stable industries and compatible with City needs in terms of traffic and air quality.

Policies

3.8.1 Establish a marketing program to identify desired new industries and attract new industrial activity which may involve development of promotional brochures that explain positive aspects of living/working in San Clemente and discuss any available City assistance programs; direct marketing to firms in targeted industries, and; advertisements in trade journals (*I 3.2 and I 3.5*).

3.8.2 Adhere to FAR and design standards for industrial buildings which will create and maintain an attractive image for San Clemente's industrial areas. This image will allow the City to capture its full potential share of the industrial market (*I 3.1*).

Objective

3.9 Maintain within the City the existing industrial base that is currently located in Los Molinos and in Rancho San Clemente Business Park, and capture the City's identified market share of future industrial uses.

Policies

3.9.1 Establish an outreach program to encourage existing firms to remain in San Clemente, and actively monitor expansion and relocation plans of these firms. Such a program will establish on-going contact with owners and managers of industrial firms in San Clemente and convey the City's interest and capabilities relative to the firms' needs and interests (*I 3.2 and I 3.4*).

3.9.2 Encourage and/or assist with relocation of heavy industrial firms now in Los Molinos to more appropriate, heavy industrial receiver sites in the City. This would allow for the development of new light industrial in Los Molinos without negatively impacting existing firms (*I 3.5 and I 3.6*).

3.9.3 Investigate the potential for forming a redevelopment project area in the Los Molinos area in order to revitalize the area and attract new investment (*I 3.6*).

Objective

3.10 Make available sufficient acreage in order to capture the City's fair share of industrial regional growth through the year 2010.

Policies

3.10.1 Designate a sufficient amount of land to accommodate the projected growth in demand for industrial space by 2010, (a minimum of 60 acres) and allocate the land designated for industrial to various kinds of industrial use heavy, light, and business park (*I 3.1*).

3.10.2 Accommodate most of projected demand for light industrial and business park space in Rancho San Clemente and Los Molinos to retain distinctly, identifiable light industrial centers in San Clemente *(I 3.1)*.

3.10.3 Locate heavy industrial activities *in* inland areas designated by the Land Use Plan for such uses *(I 3.1)*.

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the economic development policies contained in the preceding subsection of the plan. The capital "I" and number preceding each program are referenced by the policies which they implement.

A. Secure Sufficient Acreage and Guidelines for Physical Development

I 3.1 Adopt the Land Use Plan Map and revise the Zoning Ordinance to be consistent with the General Plan, as detailed in the Land Use Implementation Programs. This ensures that a sufficient amount of land is designated to accommodate projected economic activity through 2010. Economic uses are located throughout the City, and constructed in such a way (i.e., according to density and design criteria) as to best capture the potential market and serve City residents.

Responsibility: City of San Clemente City Council in cooperation with the Community Development Department

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption per state law or as funding permits.

B. Coordinate City Economic Development Efforts

I 3.2 Designate a position within the City to function as an economic development manager. Place this position within a department/office that allows for pursuing economic development activities, and formalize the goals of this position, which shall include the following:

a. The preparation and promotion of marketing programs to solicit new industrial firms, retail outlets, and hotels.

b. The preparation and implementation of a business retention program to keep retail and industrial businesses in the City and, where appropriate, in their current general location.

c. The preparation of procedures for expediting the development review process in response to specific development requests, to effectuate the City's interest in attracting new business.

d. The preparation of procedures for maintaining flow of relevant information to all active city agencies, departments, and organizations.

e. The preparation of periodic reports to the City Council for informational purposes.

f. The preparation of evaluations of the fiscal impacts of development.

Responsibility: City of San Clemente City Council and Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

C. Monitor and Adjust for Fiscal Impacts of Economic Development

I 3.3 The City shall determine a threshold project size for new development, above which a fiscal impact analysis is required. The City shall use the computer model developed for the General Plan to analyze the potential project-specific fiscal impacts and determine what costs to the City, if any, may be subject to mitigation. The cumulative impacts of development over time, i.e., the sum of all project-specific outputs, shall also be monitored. Based on the results of such monitoring efforts, the City shall determine which or what kind of activities, if any, should be encouraged or delayed (according to their net positive or negative fiscal impact) over the next time period. The purpose of on-going fiscal evaluations is to ensure that the recurring costs of municipal services are balanced with recurring revenues generated.

In order to reflect the actual one-time costs of permit issuance, the City shall periodically adjust development project permit fees.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Privately Initiated: Development application fees.

City Initiated: General Fund or Redevelopment Funds in redevelopment areas.

Schedule: Administration: Ongoing, as projects are submitted and as funding permits.

Permit Fee Adjustments: Periodically as needed or as funding permits.

D. New Business Marketing Program

I 3.4 A marketing program shall be developed by the Economic Development Manager described in I 3.2, aimed at capturing new regional retail facilities and industrial activity. The program will involve the following steps:

a. Identify target industries, i.e., stable, growth industries that are compatible with City needs such as of traffic, air quality, and etc.

b. Develop promotional brochure and materials in coordination with other active agencies and organizations.

c. Develop a regional/national/international master list of firms within the target industries to contact through the marketing campaign and update list on an annual basis.

d. Undertake mailings to, and personal contact with, firms in the targeted industries to establish and maintain an awareness of available opportunities in San Clemente; advertise in relevant trade journals and publications.

e. Maintain liaisons with real estate brokers, industrial and retail associations, etc., as sources of news of interest on the part of specific firms, as well as to maintain an awareness of the City's general interests. Convey the City's specific interest in particular areas such as Downtown, North Beach, etc.

f. Develop a regional/state master list of regional-serving retail outlets now not located in the City, to contact through the marketing campaign.

g. Solicit developers with experience in mixed-use and/or specialty development projects in established areas of small cities. Contact other cities to obtain contacts.

h. Pursue an aggressive marketing campaign involving mailings to, and personal contact with, targeted regional retail outlets and mall developers to establish and maintain an awareness of available opportunities in San Clemente. Opportunities to focus on include growth in demand, income level and available sites.

i. Explore feasibility of acquiring the high school site through a development agreement with one of the developers of the planned communities whereby a new high school site is designated in direct exchange for the existing high school site. Incentives for providing a new high school site that do not involve a direct exchange may include density bonuses, negotiated tax agreements over a specified period of time, and/or a direct full or partial purchase of the required acreage.

j. Prioritize target development activities for which incentive programs will be offered/utilized.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, tax increment revenue generated by corresponding redevelopment projects and/or any other funding.

Schedule: Ongoing in concert with the hiring of an Economic Development Manager or as funding permits.

E. Business Retention Program

I 3.5 The economic development manager shall develop a business retention program aimed at maintaining the existing and future retail and industrial base through the following steps:

a. Develop a list of industrial firms currently located in the City through a door-to-door survey, and update list on an annual basis. (It is usually not possible to determine exactly what a particular firm does from the business license listings.)

b. Provide for an ongoing relationship with existing firms and retail outlets to monitor their needs and concerns and to determine which needs and concerns can be addressed by the City. This can be achieved through regular, formal meetings between City representatives and local firms.

c. Establish a liaison with the local merchants' associations, Chamber of Commerce and Downtown Business Association, to identify issues of concern, if any, within the retail community.

d. Through the local merchants' associations and/or the Chamber of Commerce, maintain and enhance a series of coordinated, promotional events such as a Cinco de Mayo festival, open air markets, running races, Kid's Day, etc., that will draw City-wide attention to particular areas, such as Downtown.

e. Investigate the parking capacity of the Downtown area and plan for capital improvements where necessary to provide comparable parking capacity to newly developing commercial areas outside Downtown.

f. Implement an outreach program to retain existing downtown businesses and promote the addition of new businesses downtown.

Responsibility: City of San Clemente, Community Development Department (Economic Development Manager).

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 18 months of hiring the Economic Development Manager or as funding permits.

F. Redevelopment Needs

I 3.6 Older areas of the City may suffer from conditions that impede investment and new development. Thus, the following steps should be undertaken:

a. Investigate the need for adoption of redevelopment plans for older areas of the City such as Los Molinos, North Beach, and Downtown.

b. Explore feasibility of acquiring a site for an autopark through use of redevelopment tools. Sales tax revenue bonds may be used to fund the purchase.

c. If Redevelopment Project Areas are established, offer a range of assistance programs to developers locating in these Project Areas, such as tax increment financing and special assessment financing, as detailed in the Land Use Implementation Programs.

Responsibility: City of San Clemente, Community Development Department (Economic Development Manager).

Funding Source: Initial planning activities: City of San Clemente General Fund.

Implementation tax increment revenue generated by each individual redevelopment project area.

Schedule: As needed or as funding permits.

G. Program to Expand Hotel and Visitor-related Activities

I 3.7

a. Explore feasibility of generating marketing efforts for a business hotel through an agreement with developers of the master-planned communities. The agreement should stipulate that the site(s) be appropriately marketed in the near-term to hotel developers. In this way, the City is able to enlist the private sector to assist in achieving the City's goals.

b. Require that developers with targeted sites for a destination resort show proof of active interest in these sites (i.e., such as a marketing plan, prospectus of the proposed development, etc.) in order to obtain entitlements. This ensures that primary sites are actively on the market. Secure a written commitment and good faith deposit from the investor/developer of a destination resort prior to any capital expenditure by the City if such expenditure is agreed to. (For example, the Shore Cliffs site may require construction of a drainage system).

c. Investigate the parking and circulation capacity of the Pier Bowl and Casa Romantica area to determine the extent to which existing capacity can support new commercial activities. Identify and plan for parking and circulation improvements necessary to allow for sufficient retail development to create a tourist-oriented commercial area.

d. Prepare and adopt a Specific Plan for the North Beach area and a Specific Plan for the Casa Romantica/Pier Bowl area.

e. Strictly enforce the City's municipal code regarding non-conforming land uses on the existing, non-conforming Capistrano Shores mobile home park. Investigate alternatives and feasibility for acquiring said land for public ownership.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 24 months of hiring an Economic Development Manager or as funding permits.

VI GLOSSARY

A. Power Center	-	An agglomeration of commercial uses comprised largely of big discount retailers (i.e., Home Depot, Price Club, Wal-mart, etc.).
B. Promotional Center	-	An agglomeration of commercial uses comprised of outlet or discount merchandise for major manufacturer of clothing apparel, accessories and housewares.
C. Regional Retail	-	Commercial uses which cater to more than just the local community. Theses uses will draw from the "region" and commonly have greater visibility (i.e., seen from the freeway).
D. Traditional Shopping Center/Mall	-	A shopping center commonly enclosed, generally comprised of 2-4 large anchor stores (i.e., Nordstroms, Robinsons, May Company, etc.) and smaller specialty stores.
E. Floor Area Ratio(FAR)	-	Is the total gross area of a building (floor space) excluding basements, balconies and stair bulkheads) on a lot divided by the total area of that lot.

CITY OF

SAN CLEMENTE GENERAL PLAN

CHAPTER TWO

Infrastructure & Community Services

Circulation

CITY OF
SAN
CLEMENTE
GENERAL
PLAN

4.0 CIRCULATION

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I. STATUTORY REQUIREMENTS

California state law requires that a General Plan incorporate a Circulation Element. California Government Code Section 65302(6) states:

> *"...the Circulation Element shall consist of the general location and extent of existing and for proposed major thoroughfares, transportation routes, terminals, and facilities, all correlated with the Land Use Element of the plan."*

The Circulation Element should provide for the accommodation of vehicular trips, or how people, goods and services circulate through the community. This element is largely dependent upon, and related to, the issues and policies contained within the Land Use Element.

II. CONSTRAINTS AND OPPORTUNITIES (ISSUES)

The following circulation issues have been identified and are later addressed by the proceding goals, objectives and policies located in section IV.

A. Foothill Transportation Corridor

The most vital improvement to the existing circulation system will be the completion of the Foothill Transportation Corridor (FTC), a six-lane controlled access toll road. The facility will provide an additional regional circulation link between central Orange County and the south County areas, and will significantly influence future travel patterns in San Clemente. The City currently supports the construction of the "Modified C" alignment of the FTC and construction of the Avenida Talega and Avenida Pico interchanges.

B. Freeway Access

San Clemente is virtually divided in two by Interstate 5, which separates the developing areas to the east and the established communities to the west. Since existing north-south local circulation in the city is inadequate, the freeway is frequently used for short intercity trips, further exacerbating freeway ramp congestion.

A new interchange with Interstate 5 is planned at future Avenida Vista Hermosa, between Avenida Pico and Camino de Estrella. The construction of the FTC is also anticipated to relieve freeway ramp congestion along Interstate 5.

C. City Street System

The existing street system in San Clemente is a combination of fully and partially improved roadways. As San Clemente continues to grow, the interface of a developing urban area with limited street capacity is resulting in traffic bottlenecks and reduced levels of service, particularly during the peak hours.

Various physical factors influence the safe and efficient flow of traffic on the city's street system. Among these are street width, on-street parking, frequency of driveways, intersection location and intersection configuration.

D. Future Growth

Projections based on buildout of the Land Use Element of the General Plan indicate significant increases in traffic within the city limits and surrounding area. A planned system of roadways is needed to serve currently undeveloped areas which are developing both within the city and in outlying regions. Continuity of facilities connecting future development with existing development is a key objective in the design of a well-planned network of roadways.

E. Level Of Service

To maintain desired levels of service within the city (and adhere to County requirements for transportation improvement funding), peak hour and daily level of service criteria should be met.

F. Transportation Improvements

The San Clemente Regional Circulation Financing and Phasing Program (RCFPP) is a transportation improvement funding mechanism that assists in implementing the Circulation Element. Adopted in 1989, it establishes cost allocations for major circulation improvements in the northern portion of the city and the Specific Plan areas of the inland ranches.

Recent legislation on Measure M and Proposition 111 has made additional funding available through the County's Growth Management Plan (GMP) and Congestion Management Plan (CMP).

G. Transportation Demand Management

San Clemente recently adopted an ordinance for a comprehensive and coordinated Transportation Demand Management (TDM) program. Implementation of a TDM program, in compliance with recent Air Quality legislation, would reduce vehicle trips on the roadway through provisions such as carpooling, van pooling, park-and-ride lots, on-site shower amenities, etc.

III. OVERVIEW OF CIRCULATION POLICIES

This portion of the Circulation Element establishes goals, objectives, policies, and implementation programs to guide the development and maintenance of the community's circulation systems. The General Plan process requires a total commitment from the local legislative body in the adoption of these policies, so these goals and objectives may be realized. Policies stated in this section contain a direct relationship to the desired goals and the identified issues of the community.
These policies are the tools in achieving San Clemente's vision for the future.

A. Circulation Vision

The Circulation Element must provide a transportation system to facilitate the safe and efficient movement of people and goods throughout the community while supporting the designated uses of the General Plan's Land Use Element. The San Clemente Circulation Element specifically addresses the following:

1. Ensuring a circulation system in balance with the City's Land Use Element.
2. Providing an adequate circulation capacity while minimizing community impacts.
3. Maintaining a desired level of service on all streets and intersections.
4. Ensuring that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure.
5. Supporting the development of regional transportation facilities.
6. Supporting the development of a Transportation Demand Management (TDM) System.
7. Promoting and participating in alternative modes to automobile travel.
8. Providing city-wide bicycle and pedestrian routes.
9. Providing on-street and off-street parking facilities.
10. Maintaining and Improving public coastal access.

B. Circulation Plan Alternatives

The Circulation element (policies and plan) reflects a system to accommodate the mobility need for each of the two alternative land use scenarios (1) General Plan Policy Buildout Capacity; and (2) the General Plan Policy with revised Forster Ranch as discussed within the Land Use Element and depicted on **Figure 1-1**. Once a preferred plan is selected, references to the other alternative development scenario will be deleted.

IV GOALS, OBJECTIVES AND POLICIES

The following goals, objectives and policies form the basis for providing a circulation system which adequately serves the development intensity anticipated in the Land Use Element. They are designed to reflect and support the city-wide objectives of the General Plan, and acknowledge the changing economic and environmental conditions in the city and surrounding regions.

A. General

Goal
Provide a transportation system that supports the Land Use Element of the General Plan and facilitates the safe and efficient movement of people and goods throughout the city while minimizing environmental impacts.

Objective
4.1 Ensure that the circulation system is in balance with the City's Land Use Element.

Policies

4.1.1 Promote the completion of the planned circulation system through the improvement of substandard roadway segments and intersections, and the construction of missing roadway links and related facilities by adopting the Circulation Plan contained in subsection V of this element (*I 4.1*).

4.1.2 Monitor and participate in applicable county, regional, state and federal transportation plans and proposals regarding traffic and circulation (*I 4.1*).

4.1.3 Maintain compliance with the County's Congestion Management Plan (CMP) and Growth Management Plan (GMP) (*I 4.1*).

4.1.4 Comply with traffic goals and standards identified in the Growth Management Element (*I 4.1*).

Objective
4.2 Provide adequate capacity for the City's circulation needs while minimizing negative impacts.

Policies

4.2.1 Maintain circulation system standards for roadway and intersection classifications, right-of-way width, pavement width, design speed, capacity, maximum grades and associated features such as medians and bicycle lanes as specified in subsection V of this element (*I 4.4*).

4.2.2 Develop a circulation system which highlights environmental amenities and scenic areas (*I 4.1*).

4.2.3 Designate primary truck routes that sustain an effective transport

of commodities while minimizing the negative impacts on local circulation and on noise-sensitive land uses (*I 4.1*).

B. Level Of Service

Goal
Provide a circulation system which supports existing, approved and planned land uses throughout the city while maintaining a desired level of service on all streets and at all intersections.

Objective
4.3 Comply with adopted performance standards for acceptable levels of service. (See "Performance Criteria" in the Circulation Plan.)

Policies
4.3.1 Maintain a city-wide level of service (LOS) not exceeding LOS "D" for intersections during the peak hours, with the exception of the intersection of the I-5 southbound ramps at Avenida Pico, unless the City determines an exception is warranted on an interim basis in accordance with the adopted "exception process" specified in the Growth Management Element (*I 4.2*).

4.3.2 Maintain a city-wide level of service (LOS) for links not to exceed LOS "C" for Primary arterials, Secondary arterials and Local streets; not to exceed LOS "D" for Major arterials; and not to exceed LOS "E" for Commercial facilities (*I 4.2*).

Objective
4.4 Identify and improve roadways and intersections that are approaching, or have approached, unacceptable levels of service.

Policies
4.4.1 Continue to execute the city-wide annual traffic count monitoring program including monitoring congestion at the Interstate 5 interchange ramps (*I 4.2*).

Objective
4.5 Ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure and standards defined in the Growth Management Element.

Policies
4.5.1 Require new development projects to mitigate off-site traffic impacts to the maximum extent feasible (*I 4.5*).

4.5.2 Maintain the Regional Circulation Financing and Phasing Program (RCFPP), which enables regional circulation improvements to be funded by new development in the inland ranch areas in a manner that maintains the specified performance standards (*I 4.6*).

4.5.3 Address capacity limitations at I-5 interchange locations, operational constraints and right-of-way obstacles, prior to intensification of land uses (*I 4.5*).

4.5.4 Require that driveway access points onto arterial roadways be limited in number and be located to ensure the smooth and safe flow of vehicles and bicycles (*I 4.4*).

4.5.5 Require new development to install traffic signals at intersections on arterials which, based on individual study, are shown to satisfy traffic signal warrants (*I 4.4*).

C. Intercity and Regional Transportation

Goal
Support development of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the city to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the city.

Objective
4.6 Support the completion of the Orange County Master Plan of Arterial Highways.

Policies

4.6.1 Support the construction of the most preferable alignment, currently the "Modified C" alignment, of the Foothill Transportation Corridor (FTC), and the Avenida Talega and Avenida Pico interchanges (*I 4.3*).

4.6.2 Work with adjacent cities to ensure that the traffic impacts of development projects do not adversely impact the City of San Clemente (*I 4.6*).

Objective
4.7 Enhance accessibility to the regional transportation system.

Policies

4.7.1 Attempt to improve access to and across Interstate 5 (*I 4.6*).

4.7.2 Promote the completion of the I-5/Avenida Vista Hermosa interchange at the earliest date possible (*I 4.6*).

4.7.3 Support the addition of capacity and noise mitigation improvements such as high-occupancy vehicle lanes, general purpose lanes, auxiliary lanes and noise barriers to Interstate 5 (*I 4.6*).

4.7.4 Maintain a proactive and assertive role with appropriate agencies dealing with regional transportation issues affecting the City (*I 4.6*).

4.7.5 Identify safe and expedient travel routes for emergency evacuation of the City (*I 4.6*).

D. Transportation Demand Management

Goal
Develop and encourage a transportation demand management (TDM) system to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

Objective
4.8 Pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

Policies
4.8.1 Encourage non-residential developments to provide employee incentives for utilizing alternatives to the conventional automobile (i.e., carpools, vanpools, buses, bicycles and walking, etc.) (*I 4.9*).

4.8.2 Encourage the implementation of employer TDM requirements included in the Southern California Air Quality Management District's (AQMD) Regulation 15 of the Air Quality Management Plan (*I 4.9*).

4.8.3 Encourage industry to use flex-time, staggered working hours and other means to lessen commuter traffic (*I 4.9*).

4.8.4 Encourage the use of multiple-occupancy vehicle programs for shopping and other uses to reduce midday traffic (*I 4.9*).

4.8.5 Support national, state and regional legislation directed at encouraging the use of carpools and vanpools (*I 4.9*).

4.8.6 Promote ridesharing through publicity and provision of information to the public (*I 4.9*).

4.8.7 Require that proposals for major new non-residential developments include submission of a TDM plan to the City (*I 4.9*).

E. Public Transportation

Goal
Maintain participation in a public transit system that provides mobility to all city residents and employees as a logical alternative to automobile travel.

Objective

4.9 Encourage improved local and express bus service through the Orange County Transit Authority (OCTA) to the San Clemente community, and encourage OCTA to consider park-and-ride facilities for interface with regional freeways, HOV facilities, and rail facilities.

Policies

4.9.1 Coordinate with OCTA and other appropriate entities to improve bus service to and within San Clemente (*I 4.7*).

4.9.2 Encourage the provision of safe, attractive and clearly identifiable transit stops throughout the community (*I 4.4*).

4.9.3 Encourage OCTA to study the feasibility of construction of a Transportation Center which would provide services for rail and/or bus utilization (*I 4.7*).

4.9.4 Implement and expand, wherever feasible, programs aimed at enhancing the mobility of senior citizens and disabled persons (*I 4.7*).

4.9.5 Apply for AB2766 discretionary funds to implement a local fixed route shuttle bus system to connect transit centers, park and ride facilities, and major activity centers in the city, and possibly surrounding cities (*I 4.7*).

Objective

4.10 Promote new development that is designed in a manner which facilitates provision or expansion of transit service, provides on-site commercial/recreational facilities to discourage midday travel, and provides on-site circulation.

Policies

4.10.1 Encourage developers to work with agencies providing transit service with the objective of maximizing the potential for transit use (*I 4.9*).

4.10.2 Encourage employers to reduce employee vehicular trips by offering employee incentives (*I 4.9*).

4.10.3 Require proposed developments to include transit facilities, such as park-and-ride sites, bus benches, shelters, pads or turn-outs, where appropriate, in their improvement plans or as needed in proximity to their development (*I 4.5*).

4.10.4 Require that a transit center be located within the integrated development Planning Areas in the inland ranch areas (*I 4.5*).

Objective

4.11 Increase commuter rail opportunities for both residents and employees of the City.

Policies

4.11.1 Continue coordination with Amtrak regarding existing commuter rail service in the city (*I 4.7*).

4.11.2 Coordinate with Amtrak, Los Angeles-San Diego Corridor Commuter Rail (LOSSAN), Orange County Transportation Authority (OCTA), Metrolink and other appropriate entities to evaluate development of a commuter rail station for San Clemente, with shuttle connections to employment centers and residential areas (*I 4.7*).

F. Bicycle, Pedestrian and Equestrian Facilities

Goal

Provide a city-wide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school and recreational use.

Objective

4.12 Promote the safety of bicyclists and pedestrians by adhering to city-wide standards and practices.

Policies

4.12.1 Develop city-wide standards for construction and maintenance of bikeways and pedestrian walkways (*I 4.4*).

4.12.2 Develop and adopt the planned bikeway system depicted on **Figure 4-6** of subsection V, the Circulation Plan, of this element which is consistent with the County of Orange Master Plan of Countywide Bikeways, and other adopted master plans, to assure that local bicycle routes will be compatible with routes of neighboring jurisdictions (*I 4.4*).

4.12.3 Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools and public facilities (*I 4.5*).

4.12.4 Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct the bicycle paths or lanes as a condition of project approval (*I 4.8*).

4.12.5 Construct safe, convenient paths for bicycles and pedestrians so as to encourage these alternate forms of transportation (*I 4.9*).

4.12.6 Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network (*I 4.5*).

4.12.7 Encourage the provision of showers, changing rooms and bicycle storage at new and existing non-residential developments and public places (*I 4.9*).

4.12.8 Develop programs that encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets wherever possible for the use of bicycles and/or pedestrians (*I 4.9*).

4.12.9 Ensure accessibility of pedestrian facilities to the elderly and disabled (*I 4.4*).

4.12.10 Require the installation of sidewalks with all new roadway construction and significant reconstruction of existing roadways (*I 4.6*).

Objective

4.13 Allow for the development of equestrian trails for recreational use.

Policies

4.13.1 Develop city-wide standards for construction and maintenance of equestrian trails (*I 4.4*).

4.13.2 Develop and adopt an Equestrian Trail Plan to ensure that local trails adhere to City and County standards. (*I 4.4*).

G. Parking

Goal

Provide sufficient, well-designed and convenient on-street parking and off-street parking facilities throughout the city.

Objective

4.14 Develop and implement a Parking Management Plan or other program that identifies city-wide parking requirements.

Policies

4.14.1 Consolidate parking, where appropriate, to eliminate the number of ingress and egress points onto arterials (*I 4.10*).

4.14.2 Consider the use of public/private joint-ventures to provide funding sources for parking facilities (*I 4.10*).

4.14.3 Improve public access to the coast by providing better transit and parking opportunities (*I 4.10*).

H. Coastal Access

Goal

Maintain Local Coastal Program standards, including the improvement of public coastal access wherever possible.

Objective

4.15 Provide better transit and parking opportunities both on-street and in designated lots, and/or inland parking with beach transportation.

Policies

4.15.1 Monitor and attempt to improve the safety of pedestrians crossing El Camino Real and the Atchison Topeka and Santa Fe (AT&SF) railway along the coast (*I 4.1*).

V. CIRCULATION PLAN

This section of the Circulation Element defines a roadway plan for the city that meets the requirements for safe and convenient movement at the development intensity anticipated in the Land Use Element. It includes a classification system that applies to all roadways that serve the city, and identifies specific improvements that will be required to implement this plan.

A. Roadway Facility Designations

The future roadway system in San Clemente is defined using a classification system which describes a hierarchy of facility types. The categories of roadways included in this classification system differentiate the size, function and capacity of the roadway links for each type of roadway. There are five basic categories in the hierarchy, ranging from "freeway" with the highest capacity to "local" streets with the lowest capacity and can be summarized as follows:

Freeway - A six- to ten-lane divided arterial roadway with full access control, grade separations at all intersections and a typical right-of-way width in excess of 150 feet, designed and maintained by the State Department of Transportation.

Major - A six-lane divided roadway with a typical right-of-way width of 120 feet and a curb-to-curb pavement width of approximately 100 feet.

Primary - A four-lane divided roadway with a typical right-of-way width of 100 feet and curb-to-curb pavement width of approximately 84 feet.

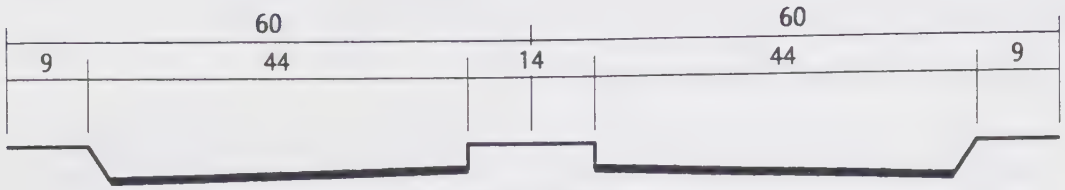
Secondary - A four-lane undivided roadway, with a typical right-of-way width of 80 feet and a curb-to-curb pavement width of approximately 64 feet.

Local Collector - A two-lane undivided roadway with a typical right-of-way width of 60 feet and a pavement width of approximately 40 feet. This category of roadway is designed to provide access to individual parcels in the City.

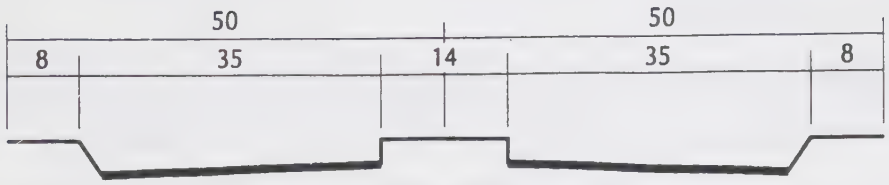
In addition to the five basic categories, roadways can be designated as "augmented," "commercial," or "augmented/commercial." These qualifiers are related to the amount of actual capacity on the individual roadway and are described later in this Section.

Schematic cross sections of each category of arterial roadway are provided in **Figure 4-1**. Variation in right-of-way width and specific road improvements will occur within each of the roadway classifications, based on existing conditions and other factors. In particular, the median width in six-lane and four-lane roadways will vary according to the area being served and the available right-of-way. Also, any of the arterial classifications listed above may deviate from the standards where physical constraints exist or where preservation of community character dictates special treatment.

The desirable goal for every classified street section is that it carry the designed volume of traffic at the desired level of service. Within this requirement, descriptions of width and facilities are offered as non-exclusive alternatives; variation in design is expected, depending on different community design characteristics. Different optional facilities are also expected (on-street parking, sidewalks versus pathways, bicycle lanes or paths, extra parkway or median landscape treatment, etc.).



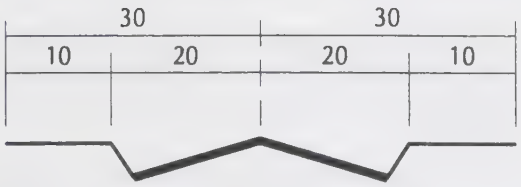
Major Arterial 120' R/W



Primary Arterial 100' R/W



Secondary Arterial 80' R/W



Local Collector 60' R/W

Note: Widths are approximate

SOURCE: Austin-Foust Associate, 1992

TYPICAL CROSS-SECTIONS

SAN CLEMENTE GENERAL PLAN

FIGURE 4-1

B. Performance Criteria

Evaluating the ability of the circulation system to serve the desired future land uses requires establishing suitable "performance criteria". These are the means by which future traffic volumes are compared to future circulation system capacity, and the adequacy of that circulation system assessed.

Performance criteria have a policy component which establishes a desired level of service (LOS) and a technical component which specifies how traffic forecast data can be used to measure the achievement of the criteria. The performance criteria used for evaluating volumes and capacities on the City street and highway system were identified as part of the General Plan update process and summarized in **Table 4-1**. Average Daily Traffic (ADT) link volume and peak hour intersection volume criteria have been included.

Four classifications of roadway are used to describe the characteristics of each roadway on the Circulation Plan including "major", "primary", "secondary" and "local". These depict the basic right-of-way requirements and operational cross-sections. Each classification may have qualifiers which depict additional capacity needs for the type of land use being served.

An "augmented" qualifier is applied to those roadways where additional ADT link capacity is required, and the intent is to provide a means of increasing the capacity of a given arterial by maximizing the utilization of the basic right-of-way and lane configuration. Such augmentation provides additional capacity equivalent to one lane on a roadway and can range from simply adding auxiliary lanes at intersections, to adding or expanding a median and/or other measures to improve traffic flow and reduce side friction.

A "commercial" qualifier recognizes that the peak hour-to-ADT relationships for commercial use are different than that of other uses since most commercial activity occurs after the morning peak hour on the roadway and is somewhat consistent throughout the remainder of the day. As such, the traffic impacts of commercial use are heaviest during the non-peak hours, in contrast to the heaviest peak hour traffic impacts of most other land uses. The commercial designation is, therefore, applied in those corridors with significant amounts of retail use and allows for a higher non-peak usage of the roadway (a 10 percent increase in capacity).

A third qualifier, "Augmented/Commercial," is applied to those roadways that are located in commercial areas which require additional improvements over those of a standard street section. As discussed above, a commercial designation implies a 10 percent increase in capacity, an augmented designation implies additional capacity equivalent to one lane on a roadway, and an augmented/commercial designation implies both.

While it is typical to base General Plan circulation system analyses on ADT volumes, an evaluation has also been made based on peak hour data. Capacity needs tend to be most important at intersections, and the use of peak hour data enables intersection capacity needs to be determined. With the detailed forecasting capability of the San Clemente Traffic Model (SCTM), it is possible to forecast long-range peak hour data on the circulation system with a reasonable level of accuracy.

The City of San Clemente has established level of service (LOS) "D" as the target level of service for peak hour intersection volumes. For ADT link volumes, the threshold level of service (LOS) is "C" for primary arterials, secondary arterials and local streets; LOS "D"

TABLE 4-1

Circulation System Performance Criteria

The following are the performance criteria used for comparing traffic volumes and capacities on the city street and highway system:

AVERAGE DAILY TRAFFIC (ADT) LINK VOLUMES	
Level of Service C	Primary and Secondary arterials, and Local street
Level of Service D	Major arterials
Level of Service E	Commercial designations

Table A below shows the ADT volumes corresponding to these levels of service.

PEAK HOUR INTERSECTION VOLUMES	
Level of Service D	All roadways

Table B below shows how these levels of service are specified.

Table A
ADT Level Of Service Volumes

				LEVEL OF SERVICE		
				Aug-mented	Com-mercial	Aug/ Com
CLASSIFICATION	C	D	E	E	E	E
Freeway (per lane)	16,500	18,500	20,500	-	-	-
Major (6 lanes divided)	45,000	50,600	56,300	65,700	61,900	72,300
Primary (4 lanes divided)	30,000	33,800	37,500	46,900	41,300	51,600
Secondary (4 lanes undivided)	20,000	22,500	25,000	31,300	27,500	34,400
Local (2 lanes)	10,000	11,300	12,500	18,800	13,800	20,700

Table B
Peak Hour Level of Service

Peak hour intersection Level of Service (LOS) to be based on Intersection Capacity Utilization (ICU) values calculated as follows:

Saturation flow rate	1600 Vehicles Per Hour (VPH)
Clearance interval	None

Levels of Service values are as follows:

LEVEL OF SERVICE	MAXIMUM ICU VALUE
A	.60
B	.70
C	.80
D	.90
E	1.00
F	Above 1.00

for major arterials; and LOS "E" for commercial designations. Such criteria would be applied consistently for evaluating land use and circulation system changes and are the basis for the General Plan circulation recommendations contained in this report.

Table 4-2 describes the traffic flow quality for different levels of service.

C. General Plan Circulation System

The goals and policies included in this Element emphasize the need for a circulation system that is capable of serving both existing and future residents while preserving community values and character. The location, design and constituent modes of the circulation system have major impacts on air quality, noise, community appearance, and other elements of the environment.

The highway network designated in the Circulation Plan is illustrated in **Figure 4-2**, and indicates all of the designated Major arterials, Primary arterials, Secondary arterials and Local streets. Because Interstate 5 and Pacific Coast Highway traverse or are adjacent to the City, freeway facilities are also indicated.

The roadway network focuses on a number of major improvements with regard to the roadway system in the City. Most of these roadway improvements are included in the County of Orange Master Plan of Arterial Highways (MPAH), which documents the classification and alignment of both existing and planned facilities within the County. However, several discrepancies occur between the City's Circulation Plan and the changes should be forwarded to the County for inclusion in the next update to the MPAH.

D. Public Transportation Plan

The San Clemente community is served by two public transit routes which provide access to employment centers to the north, shopping and recreational areas. Illustrated in **Figure 4-3**, OCTA Route 91 provides service between Laguna Hills and San Clemente primarily along PCH/El Camino Real, and OCTA Route 394-A provides service to the pier area, via Avenida Pico, Calle Frontera, and Pacific Coast Highway. OCTA Route 85 provides service between San Clemente and Santa Ana. OCTA Route 1 provides service between San Clemente and Newport Beach, via Pacific Coast Highway.

As indicated in the public transportation policies, the City should continue to coordinate with the Orange County Transit Authority (OCTA) to identify transit needs and improve service to meet these needs. This is important because of the population and employment increase projected for the city. Potential transit routes are reviewed each year for ridership demand and operational feasibility, and the plan shown here will then be expanded.

The San Clemente community is also served by Amtrak rail service along the coastline, as described in Section F.

E. Bikeway Plan

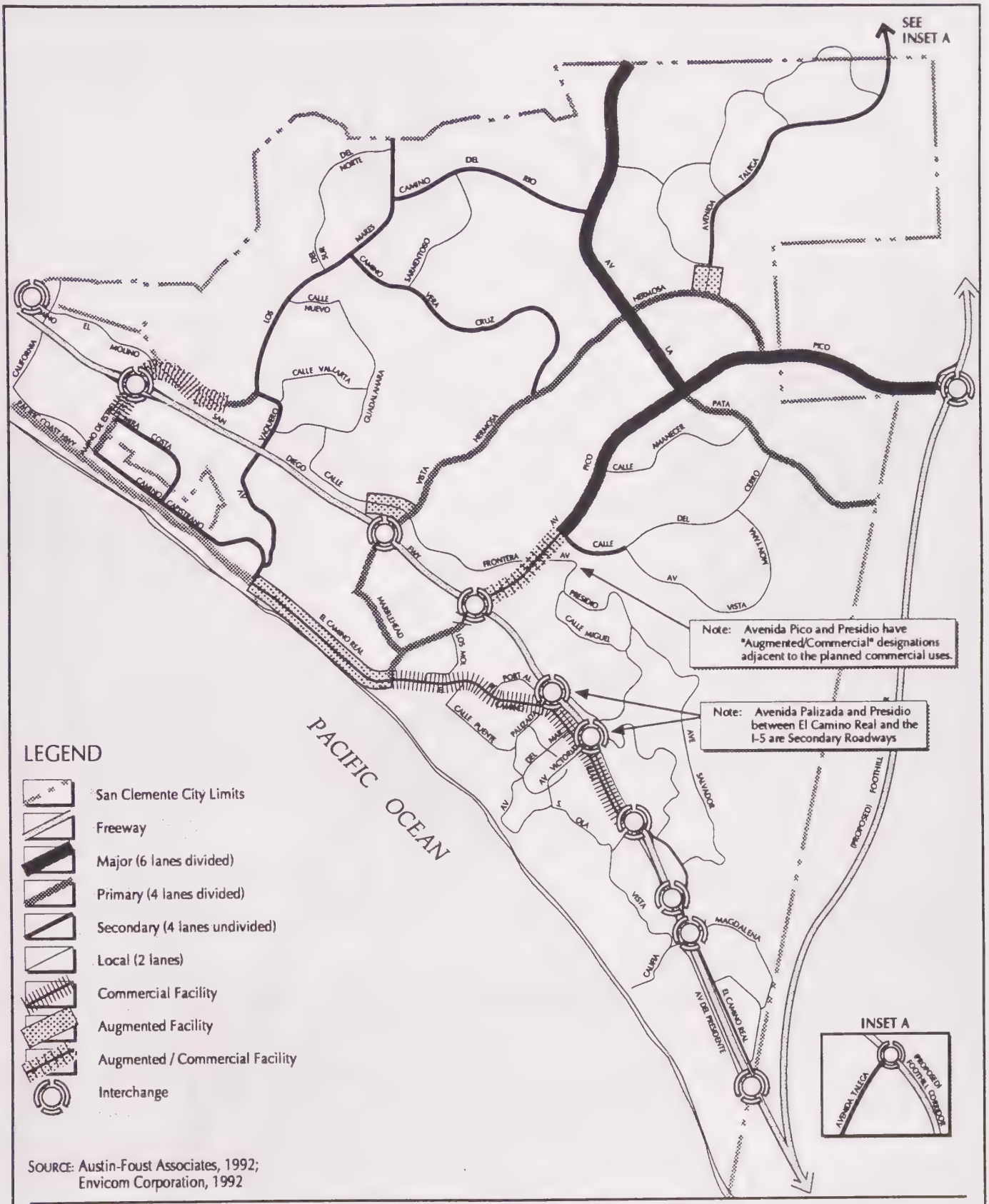
The existing bikeway system as given in the 1986 County of Orange "Arterial Bikeway System" is illustrated in **Figure 4-4**. The network of bicycle routes is only partially established and most bicycles are forced to compete with automobiles along the rights-of-

TABLE 4-2

Standards for Roadway Levels of Service

LEVEL OF SERVICE	TRAFFIC CONDITIONS	ICU VALUE
A	Primarily free flow operations at average travel speeds usually about 90 percent of free flow speed. Vehicles can maneuver unimpeded within the traffic stream. Delay at signalized intersections is minimal.	0.00-0.60
B	Reasonably unimpeded operations at average travel speeds usually about 70 percent of free flow speed. Ability to maneuver is only slightly restricted and stopped delays are not bothersome. Drivers are not subjected to appreciable tension.	0.61-0.70
C	Represents stable operations, however, ability to maneuver and change lanes in locations may be more restricted. Longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50 percent of free-flow speed. Drivers will experience some appreciable tension	0.71-0.80
D	Borders on a range in which small increases in flow may cause substantial increases in approach delay, and hence, decreases in arterial speed. Causes range from adverse signal progression, inappropriate signal timing, high volumes, or any combination. For planning purposes, this Level of Service is the lowest that is considered acceptable. Average travel speeds are about 40 percent of free-flow speed.	0.81-0.90
E	Characterized by significant approach delays and average travel speeds of one-third of free-flow speed or lower, caused by adverse progression, high signal density, extensive queuing at critical intersections, inappropriate signal timing, or some combination.	0.91-1.00
F	Characterized by arterial flow at extremely low speeds below one-third to one-quarter of free flow speed. Congestion is likely at critical signalized intersections, resulting in high approach delays. Adverse progression is frequently a contributor to this condition.	Above 1.00

Source: Arterial Highway Section of 1985 Highway Capacity Manual.

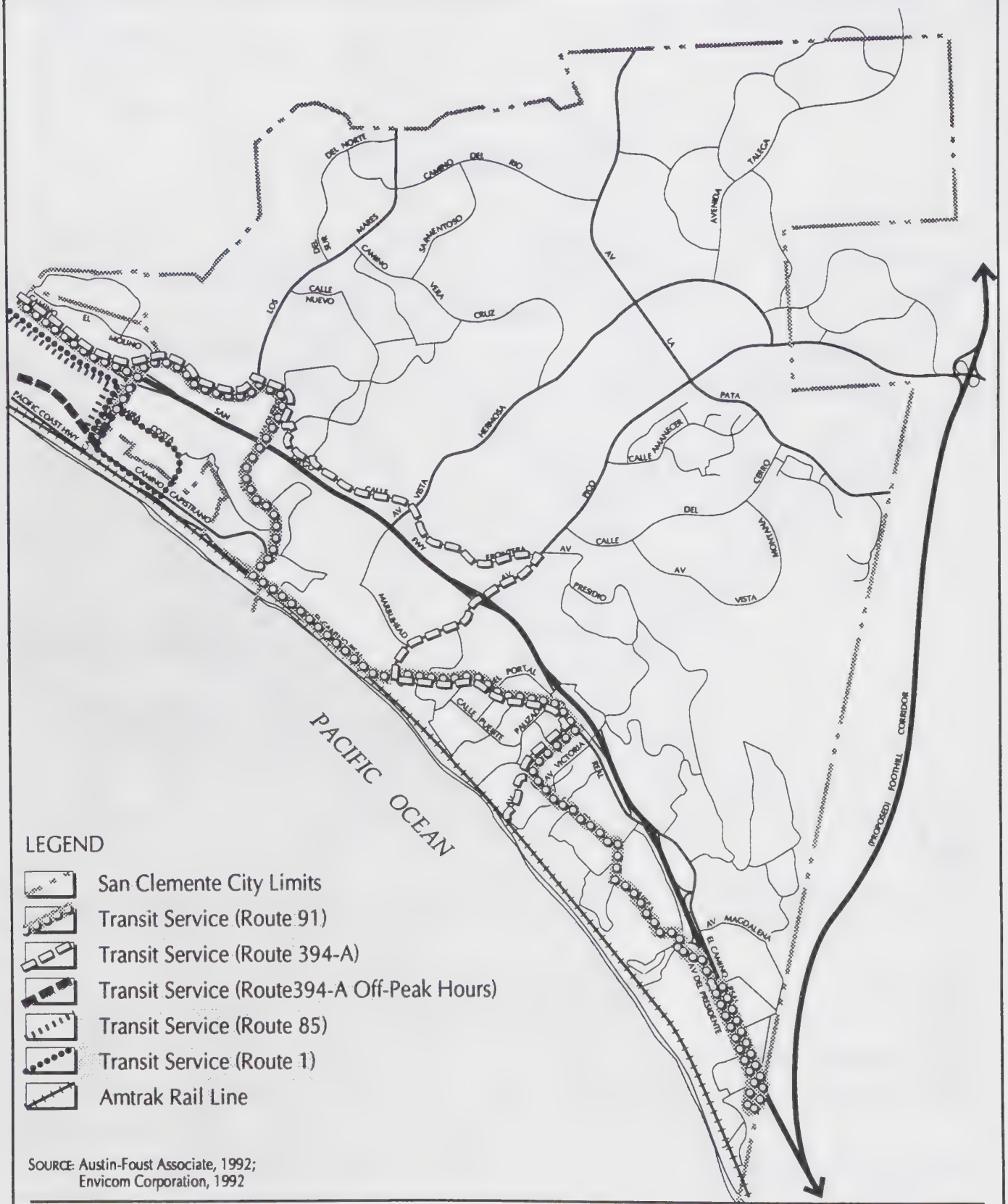


CIRCULATION PLAN

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

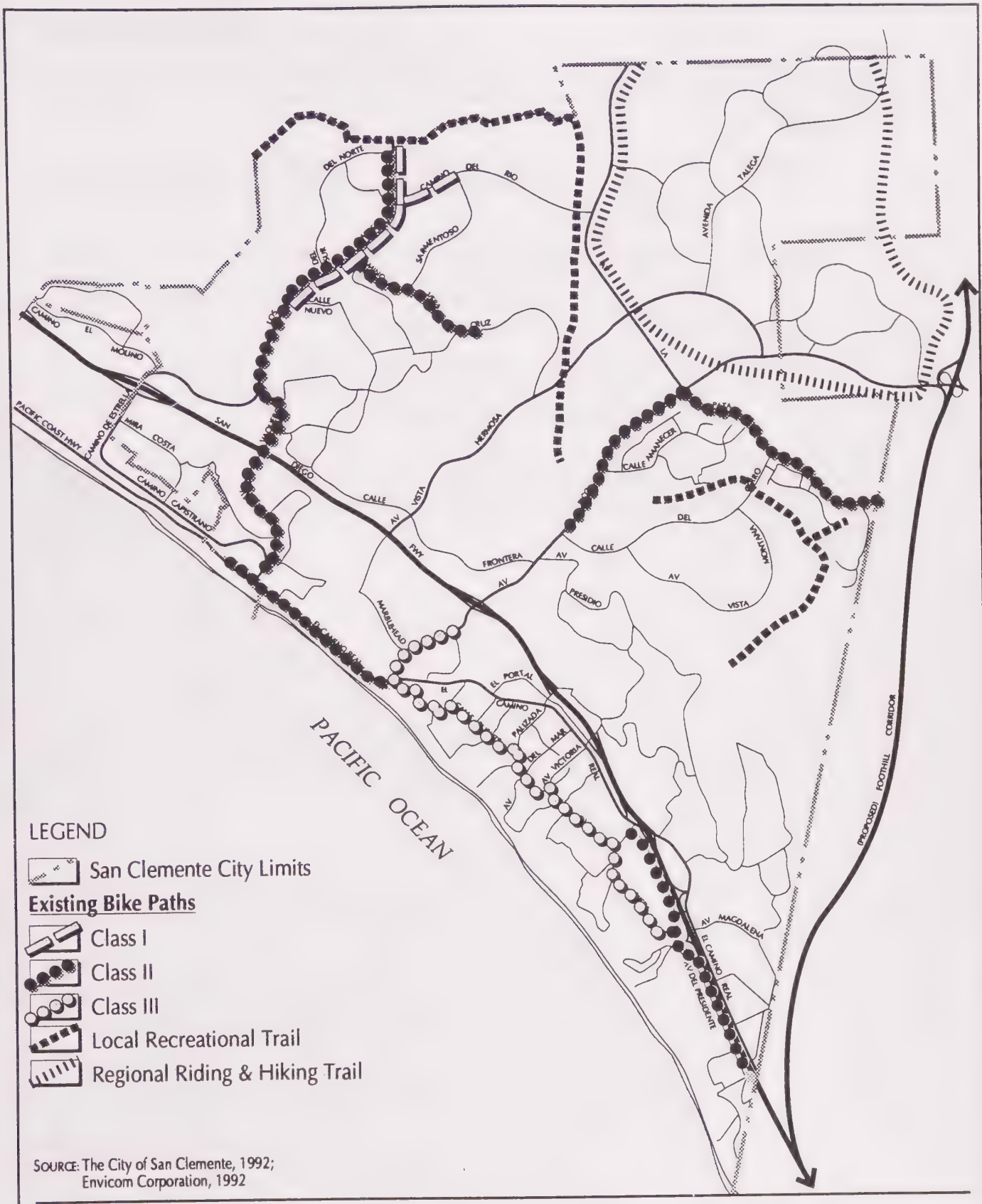
FIGURE 4-2



EXISTING TRANSIT SERVICE

SAN CLEMENTE GENERAL PLAN

FIGURE 4-3



SOURCE: The City of San Clemente, 1992;
Envicom Corporation, 1992

EXISTING BIKEWAY SYSTEM

SAN CLEMENTE GENERAL PLAN

FIGURE 4-4

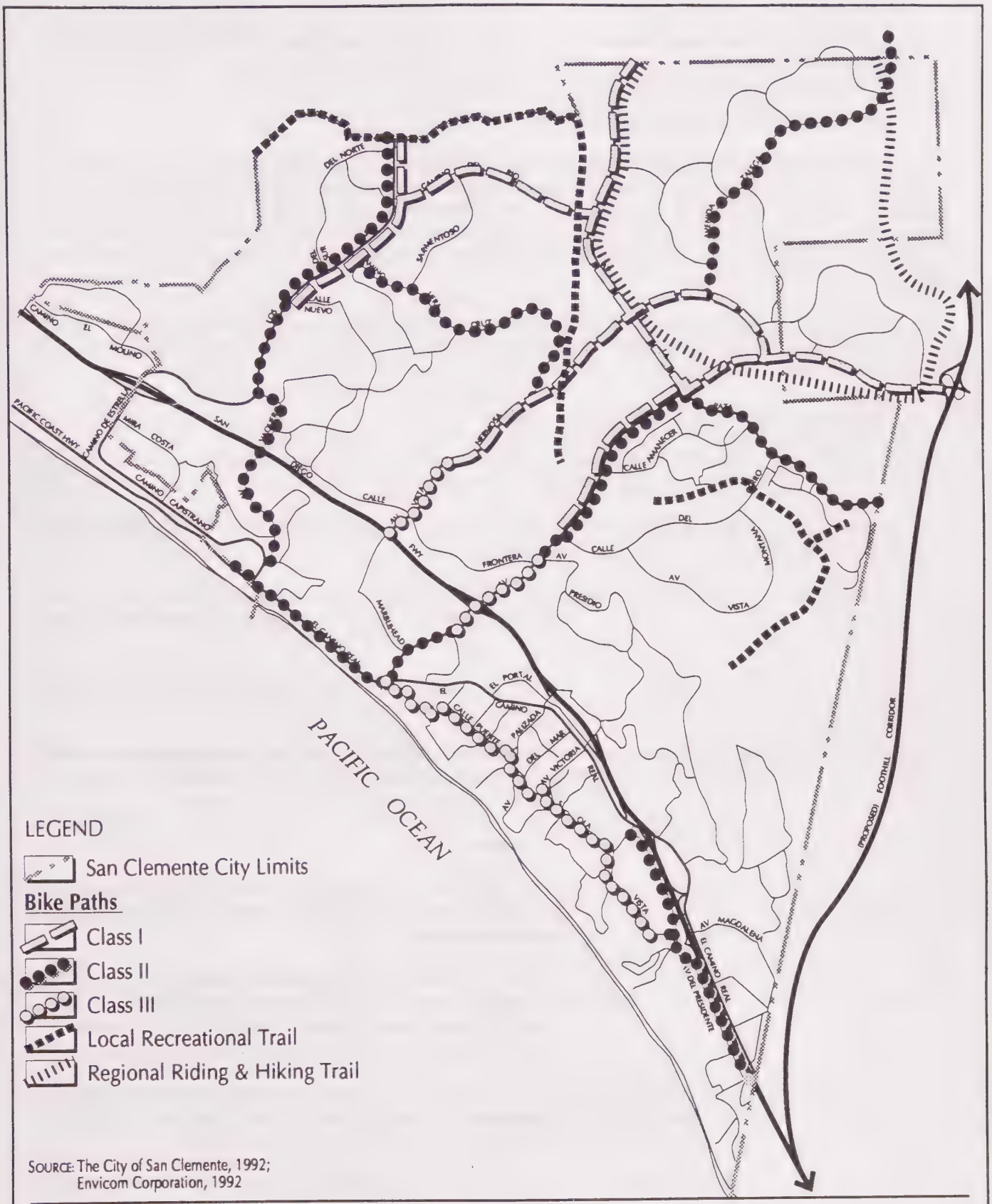
way. At completion, bike lanes will be included on most of the City's arterial streets and these are illustrated in **Figure 4-5**. The following outlines the three categories of bikeways:

Class I: Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

Class II: Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

Class III: Provides for use of shared facilities. These bikeways share the street with motor vehicles. In both of these conditions, bicycle use in a secondary function of the pavement.

The biking network in San Clemente connects with other trails and paths, and adjacent communities in southern Orange County. Several new bike trails have been proposed, including a Class I bikeway through the eastern portion of Rancho San Clemente westward to the beach.



SOURCE: The City of San Clemente, 1992;
Envicom Corporation, 1992

PLANNED BIKEWAY SYSTEM

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

FIGURE 4-5

VI. IMPLEMENTATION PROGRAMS

Within the Circulation Element, policies have been developed which call for specific implementing actions to be taken by the City. Other policies are set forth which call for subsequent programs and actions to be taken which will implement the provisions of the General Plan. Defined as an action, procedure, program or technique that carries out General Plan policy, the following implementation measures are intended to assist the City in realizing the goals and policies of the Circulation Element.

The following lists the programs to implement the circulation policies contained in subsection IV of this element of the plan. The capital "I" and number preceding each program are referenced by the policies which it implements.

A. Existing and Proposed Street System

I 4.1 Monitor the existing and proposed street systems on a regular basis to identify current and potential problem areas and to develop solutions.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund fees from development applications and/or other available funding sources approved by the City.

Schedule: As development projects are submitted or as funding permits.

I 4.2 Utilize the city-wide traffic forecasting model to determine immediate and cumulative impacts of proposed developments on the City's transportation system.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund fees from development applications and/or other available funding sources approved by the City.

Schedule: Traffic model shall be recalibrated annually, as needed or as funding permits. Traffic model trip generation and existing/pending development database shall be quarterly monitored and updated as needed or as funding permits.

I 4.3 Evaluate and update the City's Circulation Plan and make recommendations for needed revisions to the County of Orange, Master Plan of Arterial Highways (MPAH) as it relates to the needs of the City of San Clemente.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, Measure M, Proposition 111 and/or other available funding sources approved by the City.

Schedule: Every five (5) years following General Plan adaption.

B. Circulation Facility Design Manual

I 4.4 Prepare and maintain a circulation facility design manual, or adopt by resolution the County's design manual, with modifications, if necessary. The manual will contain roadway standards which specify right-of-way, number of lanes, typical cross-sections and parking restrictions according to designated arterial classifications. Design guidelines will be included for driveway placement, intersection site distance, stop sign installation, medians, landscaping, bike lanes, bike paths, sidewalks, and equestrian trails.

Responsibility: City of San Clemente Community Development Department Beaches and Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

C. Off-Site Traffic Impacts

I 4.5 Utilize the development review process to ensure that new or expanded development projects mitigate off-site traffic impacts to the maximum extent feasible; coordinate project phasing with the construction of on-site and off-site circulation improvements which maintain the specific level of service performance standard; and provide adequate off-street parking.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, fees from development applications and/or other available funding sources approved by the City.

Schedule: As development projects are submitted or as funding permits.

I 4.6 This will enable circulation improvements to be funded by new development in the inland ranch area and, in conjunction with the City's Capital Improvement Program, will determine estimated dates for construction. A phasing/improvement plan shall be included that identifies project-specific improvement responsibilities and requires fair share funding for cumulative circulation improvements. Improvements which mitigate specific project-related impacts shall be constructed or funded by the individual project applicant. Project applicants shall also be required to participate in the fair share funding program.

Responsibility: City of San Clemente Community Development Department/ Engineering Division.

Funding Source: City of San Clemente General Fund, development application fees and/or development conditions/fees.

Schedule: Program maintenance as development projects are submitted or as funding permits.

E. Alternate Transportation Programs

I 4.7 Continue to work toward the implementation of improved transit services, including the development of a local transit program which would serve downtown and other areas.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Develop local transit program within 24 months of General Plan adoption or as funding permits.

I 4.8 Utilize the development review process to ensure that, where appropriate, proposed developments include bicycle paths or lanes in their street improvement plans in accordance with **Figure 4-5**.

Responsibility: City of San Clemente Community Development Department/ Engineering Division.

Funding Source: City of San Clemente General Fund and/or fees from development applications.

Schedule: Review and modify development review requirements where appropriate, in concert with the preparation of the revised zoning ordinance, within 18 month of General Plan adoption or as funding permits.

F. Transportation Demand Management Program

I 4.9 Encourage new and existing employers to comply with the Air Quality Management Plan, including participation in Transportation Demand Management (TDM) programs, and develop a program for implementing TDM strategies.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: TDM Program: Within 24 months of General Plan

adoption or as funding permits.

Administration: Ongoing as funding permits.

G. Parking Management

I 4.10 Prepare and adopt a Parking Management Plan that identifies city-wide parking requirements and ensures an adequate parking supply in relation to General Plan land uses.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and other available funding sources approved by the City.

Schedule: Within 18 month of General Plan Adoption, or as funding permits.

VI. GLOSSARY

Certain abbreviations used throughout this document are defined below to clarify their intended meaning.

A. ADT	-	Average Daily Traffic.
B. Intersection Capacity Utilization (ICU)	-	A factor used to measure the volume/capacity ratio for an intersection and to determine its level of service.
C. Level of Service (LOS)	-	A scale used to evaluate circulation system performance based on volume/capacity ratios of arterial segments or intersection ICU values. The levels range from "A" to "F", with LOS "A" representing free flow traffic and LOS "F" representing severe traffic congestion.
D. Peak Hour	-	This generally refers to the hour during the AM peak period (typically 7-9 AM) or the PM peak period (3-6 PM) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.
E. Volume-to-Capacity Ratio (V/C)	-	This is typically described as a percentage of capacity utilized by existing or projected traffic on a segment of arterial or an intersection turn movement.
F. Augmented Facility	-	Roadways where additional ADT link capacity is required. This type of facility provides increased capacity by maximizing the utilization of the basic right-of-way and lane configuration.
G. Commerical Facility	-	Roadways where the traffic conditions for commercial activity are heaviest during non-peak hours and therefore a commercial facility with significant amounts of retail use can allow for higher non-peak usage of the roadway (10% increase in capacity).

H. Augmented/Commercial Facility	-	Roadways located in commercial areas that require additional circulation improvements over those of a standard street section; in additional to the 10% increase in capacity (refer to Augmented and Commercial facilities).

Scenic Highways

CITY OF
SAN
CLEMENTE

GENERAL
PLAN

5.0 SCENIC HIGHWAYS

I. STATUTORY REQUIREMENTS 5-1

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES) 5-2

III. OVERVIEW OF SCENIC HIGHWAY POLICIES 5-3

IV. GOALS, OBJECTIVES AND POLICIES 5-4

A. Preservation And Creation Of Visual Corridors 5-4

V. IMPLEMENTATION PROGRAMS 5-8

VI. GLOSSARY 5-10

I. STATUTORY REQUIREMENTS

A Scenic Highway Element is no longer required by the State of California to be included in each City's General Plan. Recent changes have deleted this requirement and suggest that a Scenic Highways element be prepared if local conditions warrant. California Government Code Section 65303 states:

> *The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Scenic Highway Element is adopted, it becomes a component of the General Plan with the same legal status as one of the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

Evaluation of the scenic corridors led to the identification of the following issues:

1. The City contains corridors and locations from which scenic vistas can be viewed. Development along these corridors has the potential to impact significant views since all of these are not protected.

2. The construction of new roads in the inland ranch areas presents the opportunity for additional scenic corridors.

III. OVERVIEW OF SCENIC HIGHWAY POLICIES

This portion of the Scenic Highway Element establishes goals, objectives, policies and implementation programs to guide the development maintenance and protection of scenic highways and corridors in the community. The policies stated in this section contains a direct relationship to the desired goals of the community and are intended to achieve the vision San Clemente has for the future.

The Scenic Highway Element, once adopted, is intended to create a network of highways that will develop a special community awareness of, and become an integral part of, the urban fabric of the City of San Clemente. The policies in this section address the following:

1. Presenting and creating visual corridors.

2. Integrating scenic highways with open spaces and recreational corridors.

3. Siting and designing future development of scenic highways to protect visual corridors and open space/landscape areas.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for scenic highways in the City of San Clemente. Implementing programs are contained in the following subsection. Listed at the end of each policy is a capital "I" and number(s) in parentheses which refers to the pertinent implementing program(s).

A. Preservation And Creation Of Visual Corridors

Goal
Maintain the visual quality and scenic views along designated corridors where they contribute and become an essential part of the community's urban fabric.

Objective
5.1 Enhance existing view corridors along scenic corridors and identify opportunities for the designation of new corridors.

Policies

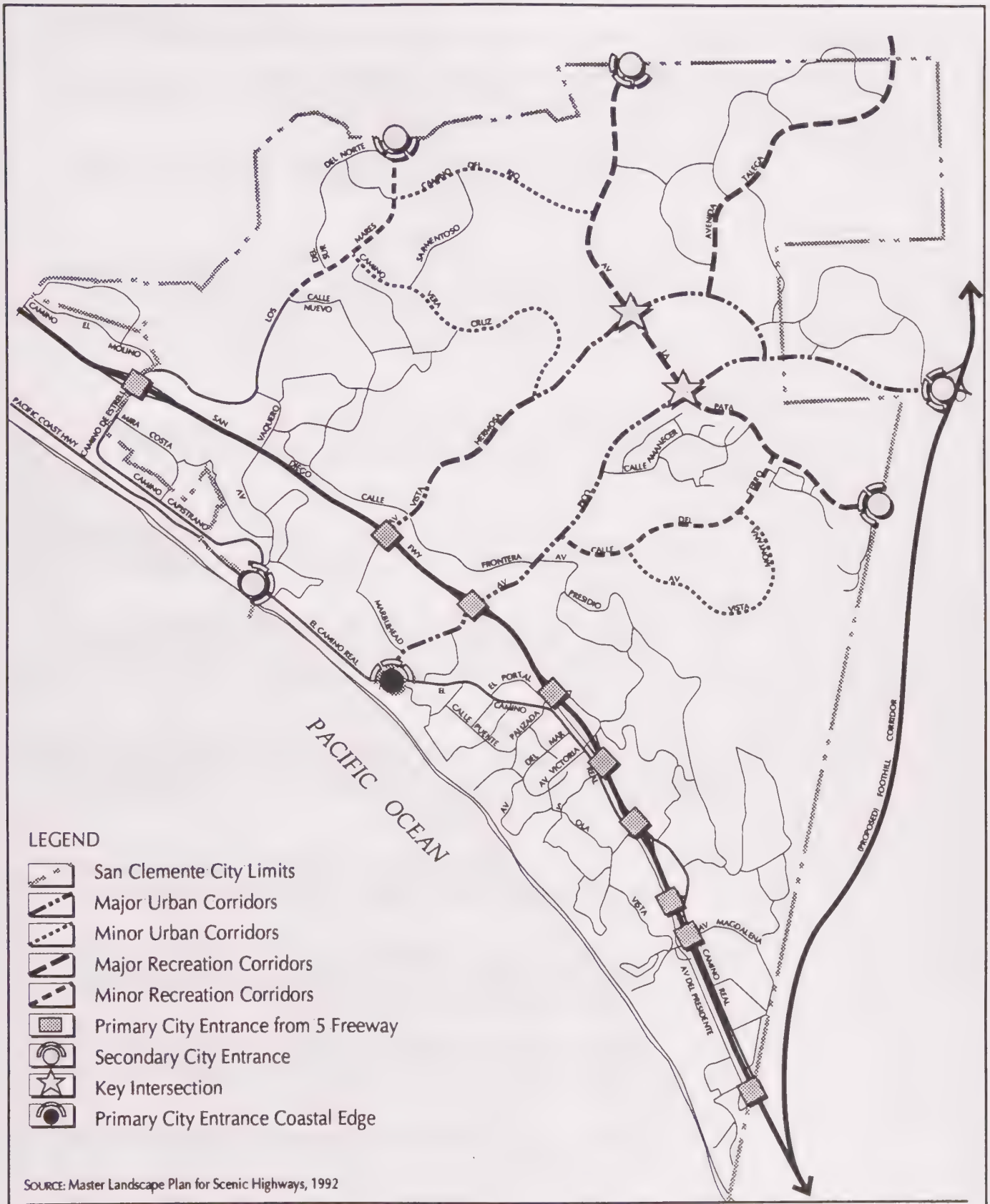
5.1.1 Require the following roadways be maintained and preserved as major or minor scenic corridors with key entry points as shown in **Figure 5-1**:

Avenida Vista Hermosa
Avenida La Pata
Avenida Pico
El Camino Real/Pacific Coast Highway
Ola Vista
El Camino Real
Camino De Los Mares
Camino Vera Cruz
Camino del Rio
Calle del Cerro
Avenida Vista Montana
Avenida Talega

Urban and Recreation Corridor designations seek to distinguish different roadway characters throughout the City. Like the major and minor designations, the distinction between an urban and recreation corridor is to establish the scenic hierarchy as well as the overall framework for the City (*I 5.1, I 5.2, and I 5.3*).

5.1.2 Require bridges, culverts, drainage ditches and other roadway ancillary elements be of an appropriate design quality for visual corridor functions (*I 5.1*).

5.1.3 Require side slopes and earthen berms adjacent to roadways be natural in appearance to minimize visual impacts along scenic highways (*I 5.1*).



SOURCE: Master Landscape Plan for Scenic Highways, 1992

SCENIC CORRIDOR HIERARCHY

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

FIGURE 5-1

5.1.4 Provide simple design statements such as monument signs and/or plantings to designate key entry points into the scenic highway system (*I 5.1, I 5.2 and I 5.4*).

5.1.5 Expand or designate new scenic highways where the protection of community resources warrant their preservation and/or protection (*I 5.3 and I 5.5*).

5.1.6 Prioritize the following secondary streets for focused improvements: Ola Vista (excellent recent improvements have been completed between Valencia and Califa), Avenida Del Mar, Calle Puente, Camino Capistrano, Camino Del Reo, Camino Vera Cruz, Calle de Cerro, and Avenida Mira Costa (*I 5.1 and I 5.2*).

Objective

5.2 Integrate scenic highways with open space and recreational corridors, enhancing public spaces and providing appropriate transitions between differing uses.

Policies

5.2.1 Require scenic highway systems to safely accommodate various forms of transportation, i.e., motorist, cyclists, pedestrians, etc. (*I 5.2*).

5.2.2 Require that all landscaping located within designated scenic corridors be designed in accordance with established standards in the Master Landscape Plan for Scenic Corridors (*I 5.1 and I 5.2*).

Objective

5.3 Ensure that development is sited and designed to protect scenic corridors and open space/landscape areas; blending man-made and man-introduced features with the natural environment.

Policies

5.3.1 Require development to provide compatible landscaping themes with the visual character of the designated scenic corridors (*I 5.1 and I 5.2*).

5.3.2 Review the heights and setbacks of all structures to ensure the preservation of visual corridors and the maintenance of an open, scenic quality within each corridor (*I 5.1*).

5.3.3 Require the review of the size, height, numbers, and type of on-premise signs to minimize their impact to scenic corridors (*I 5.2*).

5.3.4 Prohibit the construction of billboards within designated scenic corridors (*I 5.2*).

5.3.5 Locate new and relocated utilities underground when possible. All others shall be placed and screened to minimize public viewing (*I 5.2 and I 5.5*).

5.3.6 Require the proper design, installation and maintenance of scenic highways and scenic corridors elements, and strictly enforce the responsibilities for the maintenance of landscaping and roadway surfaces to be fulfilled by Associations, Districts, private owners and/or public agencies (*I 5.4*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs to implement the scenic highway policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies which it implements.

I 5.1 Utilize development concepts described and detailed in the City's Master Landscape Plan for Scenic Corridors for the specific design standards and guidelines of all corridor elements in City designated major and minor highways.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners and developers tax increment redevelopment funds and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding is available.

I 5.2 Utilize the City's design review process to evaluate developments within visual/scenic corridors. Proposed developments shall be analyzed by criteria established in a Master Landscape Plan as well as other relevant City standards and guidelines.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees from development applications.

Schedule: Ongoing, as development proposals are submitted or as funding permits.

I 5.3 Review and update the Master Landscape Plan for Scenic Corridors to identify opportunities for the designation of additional scenic highways, intersections and entries as determined by community need when they are altered or added.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify Master Landscape Plan as new opportunities for scenic designations occur and as funding permits.

I 5.4 Landscaping installation responsibilities should be coordinated among the City, Caltrans and other affected property owners for parkways, medians, and entry landscaping. These responsibilities as well as long-term maintenance and grooming shall be assigned within the Master Landscape Plan for scenic highways.

Responsibility: City of San Clemente Community Development Department/Engineering Division, and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners/developers and/or any other available funding sources approved by the City.

Schedule: Ongoing, as funding permits.

I 5.5 Consider amending the City's Zoning Code to preclude locating ground utilities within front yard setback areas.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance or as funding permits.

VI. GLOSSARY

A. Scenic/Visual Corridor	-	The visible area outside the highway's right-of-way, generally described as "the view from the road".
B. Scenic Highway	-	A segment of a state or local highway or street that the City, County or State has designated "Scenic".
C. Urban Corridor	-	A roadway with a formal character which acts as a spine to the urban areas of the community.
D. Recreation Corridor	-	A roadway with a slightly informal design character which facilitates linear recreational movements and acts as a spine suburban areas of the community.
E. Urban Fabric	-	The elements of a community (i.e., roads, structures, etc.) which give the community shape and character.

Utilities

CITY OF
SAN
CLEMENTE
GENERAL
PLAN

6.0 UTILITIES

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I. STATUTORY REQUIREMENTS

The Utilities is not one of the seven mandatory elements, however, it may be included within San Clemente's General Plan as an optional element. California Government Code Section 65303 states:

> *The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once a Utilities Element is adopted, it becomes a component of the General Plan with the same legal status as one of the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. Water

1. Water supply extracted by well systems alone is insufficient to supply existing and future development.

2. Through the expansion of the San Clemente water reclamation plant, reclaimed water can be used for irrigating golf courses and large landscaped areas.

3. Drought conditions have raised the question as to whether the City should have seasonal storage resources.

B. Waste Water Treatment

1. As the Talega development has been incorporated in the Santa Margarita Water District (SMWD) "Plan for Works", the opportunity to accommodate the planned development may proceed without fears of adversely impacting the area's waste water treatment capacity.

2. According to City engineers, the site of the Wastewater Treatment Plant (WWTP) will be able to accommodate approximately 400,000 to 500,000 gpd of treatment capacity expansion. Together with the recently expanded capacity, it is anticipated that this will be enough capacity to handle the projected General Plan buildout population utilizing the system. However, since the expansion of the WWTP was based on an ultimate population projection from 1983, population and development projections should be updated and monitored to ensure adequate capacity for future growth.

3. The City is pursuing the adoption of a policy utilizing wastewater source reduction. Water-conserving implements will be retrofitted to existing residential and commercial properties to reduce the amount of sewage generated, and thus, decrease the demand on available capacity.

4. Current commercial and residential zoning permits significantly higher densities than existing commercial and residential uses in a number of areas within the City. As these areas develop higher densities they will generate more waste, both solid waste and sewage.

C. Storm Drainage

1. Unimproved canyon water courses with steep slopes may increase high velocity flow and subsequently siltation problems.

2. Adequate flood control facilities are necessary. It is desirable to utilize the 100 year flood standard when upgrading exsting facilities and building new ones.

3. The City should coordinate with adjacent and nearby municipalities when planning for flood control.

4. The City's Master Drainage Plan should be updated as appropriate.

5. All storm drainage facilities within San Clemente should be upgraded and maintained appropriately.

6. While the City's Growth Management Committee recommended that publicly-owned facilities should be maintained through the City's General Fund and through the County, the City currently has no funds for storm drain maintenance or construction. Where there is no new development to provide assessment fees, there are no funds to install drainage improvements. Moreover, the County will not accept conveyance of locally-owned facilities that have not been maintained to County standards.

D. Solid Waste Disposal

1. The life span, availability and environmental safety of the present system of primary solid waste removal (i.e., dumping into landfills) are critical issues in the region as well as around the country. Currently approximately ninety percent (90%) of solid waste in the State of California is dumped into landfills.

2. The State Legislature, through Assembly Bill 939 (AB 939) and the California Integrated Waste Management Board Act of 1989, mandates that all cities must have prepared, adopted and submitted a comprehensive solid waste management plan to the county in which it is located by July 1, 1991. This plan is to govern and contain each city's efforts and intended policies in the areas of waste characterization; source reduction; recycling; composting; solid waste facilities; education and public information; funding, special wastes; and hazardous wastes, and must meet certain targets for percentages of waste reduction and recycling over specified time periods.

3. Implementation of the solid waste management programs will require commitment of staff and funding to the programs.

4. In 1993 the City will no longer operate an incinerator which is currently used for the bulk reduction of sludge produced during wastewater treatment processes. Once the incinerator becomes inoperable the City will have to haul digested sewage sludge to the Prima Deshecha Landfill. The digested sewage sludge will contain approximately twenty percent solids. This will be more difficult than present sludge disposal because the sludge must be transported in fluid form rather that as incinerator ash. Liquid loads are more difficult to handle as landfills are designed to dispose of solids. Liquid waste becomes a landfill hazard as it increases the potential for leachate production.

5. Short of disposal in the landfill the digested sludge could be composted and sold as agricultural nutrients. SERRA is currently conducting a pilot sludge composting operation at SMWD Chiquita Plant. If the programs works, the operation may be transferred to Prima Deshecha Landfill for large scale composting.

III. OVERVIEW OF UTILITIES POLICIES

This portion of the Utilities Element establishes the goals, objectives, policies and implementation programs to guide the manner in which utility services will be provided for in the City. This plan will require commitment from the local legislative body to allow the General Plan's goals and objectives to be realized. Policies are legislative tools which have a direct relationship to desired community goals and can be utilized by the local government to achieve the community's vision for the future. The policy section of the Utilities Element will address the following:

A. Water Supply Distribution

1. Ensuring the quality of the City's surface and ground waters.
2. Ensuring that development and population growth does not exceed utility services.
3. Ensuring that facilities capable of meeting existing and future peak demands, including fire flow requirements are provided and maintained.
4. Minimizing water consumption rates.
5. Maintaining present adequate utility services.
6. Ensuring that funding for utility services is borne by those who benefit.

B. Sanitation Treatment and Sewerage

1. Ensuring that new growth does not exceed adequate sewage treatment capability.
2. Ensuring that a system of wastewater collection and treatment facilities which will adequately convey and treat existing and future developments, is provided and maintained.
3. Ensuring that wastewater collection and treatment facilities are upgraded and installed as needed to meet requirements.
4. Ensuring that the cost of sanitation treatment and sewerage infrastructure improvements are borne by those who benefit.
5. Ensuring that all wastewater collection and treatment facilities are operated at maximum public safety.

C. Storm Drainage

1. Ensuring that adequate storm drain and flood control facilities are provided to protect life and property from flood hazards
2. Ensuring that the cost of improvements to the storm drainage and flood control system are borne those who benefit.

D. Solid Waste

1. Ensuring an adequate and orderly system for the collection services and disposal of solid waste to meet existing and future demands.

2. Implementing the California Integrated Waste Management Act of 1989 (AB939) regarding recycling.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for the various utilities in San Clemente, including water quality, supply and distribution; sanitation treatment and sewerage, storm drainage; and solid waste management. Implementing programs for each policy are contained in the following subsection. Listed at the end of each policy statement is a capital "I" and a number(s) in parentheses, which refers to the pertinent implementing program(s).

A. Water Quality Supply and Distribution

Goal

Establish and maintain adequate planning, construction, maintenance, and funding for safe water quality and adequate water supply, transmission, distribution, storage, and treatment facilities to support water demands projected by planned land uses in accordance with the General Plan for those areas covered by City water utilities; upgrading existing deficient systems and expanding water treatment, supply and distribution facilities, where necessary, in the City. Pursue public funding source (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

6.1 Ensure that existing and new development does not degrade the City's surface waters and groundwater basins.

Policies

6.1.1 Require that new development does not degrade surface or groundwaters (*I 6.1, I 6.3, I 6.4 and I 6.5*).

6.1.2 Require that new and existing commercial and industrial uses which involve the use of toxics, hazardous materials, or other products control their operations to prevent degradation of surface and groundwater (*I 6.1, I 6.3, I 6.4, I 6.5, I 6.27, and I 6.28*)

6.1.3 Continue to prohibit the use of septic systems in San Clemente (*I 6.1 and I 6.2*).

Objective

6.2 Ensure that new growth does not exceed the availability of adequate water supply and the presence of the appropriate level of infrastructure.

Policies

6.2.1 Approve and implement development in accordance with the standards identified in the Growth Management Element (*I 6.13, I 6.29, and I 6.37).*

Objective

6.3 Provide and maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements in a timely and cost effective manner.

Policies

6.3.1 Provide for the maintenance of existing water supply and distribution facilities and the construction of upgraded and expanded water supply and distribution facilities as necessary to support existing and permitted new development (*I 6.29, I 6.30, and I 6.31*).

6.3.2 Require adequate water supply and distribution facilities to be operational coincident with permitted development (*I 6.29*).

6.3.3 Continue to monitor the demands on the water system and, as necessary, manage development to mitigate impacts and/or facilitate improvements to the water supply and distribution system (*I 6.13 and I 6.29*).

6.3.4 Continue to evaluate the adequacy of the water supply and distribution system in San Clemente. The Public Works Department shall update the City's Water Master Plan as necessary, prepare a capital improvements plan, including prioritization and identification of funding sources, and upgrade the water supply and distribution system accordingly (*I 6.6, I 6.7, I 6.8, I 6.9 and I 6.13*).

6.3.5 Designate, preserve, as necessary, and acquire land for water storage and transmission facilities as necessary (*I 6.9, I 6.7 and I 6.35*).

6.3.6 Evaluate and revise the Water Master Plan, as necessary, to accurately determine which water facilities will be needed to service present and future growth in the City (*I 6.6 and I 6.13*).

Objective

6.4 Minimize water consumption rates in San Clemente through site design, use of efficient systems, and other techniques.

Policies

6.4.1 Continue the City's water conservation efforts; review programs periodically and modify or expand them as appropriate and feasible (*I 6.15 and I 6.19*).

6.4.2 Require the incorporation of water conservation features in the design of all new construction and site development (*I 6.16, I 6.17 and I 6.18*).

6.4.3 Consider the establishment of a rebate and/or incentive program for the replacement of leaking, aging and/or inefficient plumbing with more efficient, water saving plumbing (*I 6.20 and I 6.21*).

6.4.4 Encourage the use of reclaimed water for landscape irrigation, grading and other non-contact uses (*I 6.22*).

Objective

6.5 Ensure that the costs of improvements to the water supply, transmission, distribution, storage, and treatment system are borne by those who benefit.

Policies

6.5.1 Require that the costs of improvements to the existing water supply and distribution facilities necessitated by new development be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation (*I 6.8, I 6.9, I 6.14 and I 6.29*).

6.5.2 Review the development charge, acquisition of service charge, and monthly service charges at a minimum annually to ensure that adequate amounts of fees and charges are collected to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8 and I 6.9*).

6.5.3 Apply collected developers fees toward the construction of new facilities in accordance with State Nexus Legislation (*I 6.8, I 6.9 and I 6.12*).

6.5.4 Apply service fees and monthly service charges associated with water service toward the operation, maintenance, repair and replacement of existing facilities (*I 6.9*).

B. Sanitation Treatment And Sewerage

Goal

Maintain adequate planning, construction, maintenance, and funding for wastewater collection and treatment facilities to support permitted land uses; upgrading existing deficient systems, and expanding, where necessary, in the City's service area. Pursue public funding sources (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

6.6 Ensure that new growth does not exceed the availability of adequate sewage treatment capacity and the presence of the appropriate level of infrastructure.

Policies

6.6.1 Approve and implement development in accordance with the standards identified in the Growth Management Element (*I 6.35*).

Objective

6.7 Provide and maintain a system of wastewater collection and treatment facilities which will adequately convey and treat wastewater generated by existing and future planned development in the City's service area.

Policies

6.7.1 Provide for the improvement of wastewater collection and treatment facilities where existing systems are deficient (*I 6.6, I 6.7 and I 6.11*).

6.7.2 Provide for the construction of upgraded and expanded wastewater collection and treatment improvements to support existing and permitted new development as needed and as funding is available (*I 6.6, I 6.7, I 6.11 and I 6.14*).

6.7.3 Provide for the maintenance of existing wastewater collection and treatment facilities (*I 6.7, I 6.9 and I 6.11*).

6.7.4 Evaluate the adequacy of the existing wastewater collection system. This evaluation shall include an analysis of the intensification of land uses in the older areas of town and a plan for infrastructure upgrading as necessary (*I 6.6 and I 6.13*).

6.7.5 Ensure that sewer capacity is available before building permits are issued for new development (*I 6.13, I 6.14, I 6.22, and I 6.23*).

6.7.6 Develop a system to maintain a record of the capacity and utilization of the wastewater treatment plant, monitoring impacts and demands of existing and new permitted development, and, as necessary, managing development to mitigate impacts and/or facilitate improvements (*I 6.7*).

Objective

6.8 Ensure that wastewater collection and treatment facilities are upgraded and installed as needed to meet usage requirements and maximize cost efficiency.

Policies

6.8.1 Require that wastewater treatment and collection systems be installed and available for use coincident with new development (*I 6.8 and I 6.10*).

6.8.2 Continue to plan for and coordinate with landowners and the responsible agencies or entities, the implementation of infrastructure requirements to meet development demands for permitted land uses (*I 6.6, I 6.11 and I 6.24*).

6.8.3 Review development proposals for projects within the City's Sphere of Influence and Planning Area and encourage the County or appropriate agency to disapprove any project which cannot be served with adequate public and/or private wastewater collection and treatment facilities (*I 6.24 and I 6.25*).

Objective

6.9 Ensure that the costs of sanitation treatment and sewage infrastructure improvements are borne by those who benefit.

Policies

6.9.1 Require that the cost for improvements to the existing wastewater collection and treatment facilities necessitated by a new development proposal be borne by new development(s); either through the payment of fees, or by the actual construction of the improvements, where not existing or inadequate, in accordance with State Nexus Legislation (*I 6.14*).

6.9.2 Continue to review sewer connection fees, capacity fees, and monthly service charges, as necessary, to ensure that adequate amounts of fees and charges are collected to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8, I 6.9 and I 6.12*).

6.9.3 Apply fees collected from new development for the construction of new wastewater collection and treatment facilities necessitated by the new development toward the construction of the needed new facilities (*I 6.9 and I 6.11*).

6.9.4 Apply collected monthly services charges associated with wastewater collection and treatment services toward the operation, maintenance, repair and replacement of existing facilities (*I 6.9 and I 6.12*).

Objective

6.10 Ensure that all wastewater collection and treatment facilities are operated in a manner which maximizes public safety.

Policies

6.10.1 Continue to monitor businesses that may generate hazardous waste to prevent contamination of water and wastewater (*I 6.22 and I 6.28*).

6.10.2 Continue to require all sewer discharges to comply with the City's waste Discharge Pretreatment and Source Control program outlined in the City's Industrial Waste Discharge Ordinance. Require all applicable industries/businesses to obtain sewer discharge permits from the City as outlined in the City's Industrial Waste Discharge Program. Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City, the enforcement of the elimination of illegal and illicit storm water discharges, and the reduction of point and mobile source air pollutants (*I 6.27 and I 6.28*).

C. Storm Drainage

Goal

Establish and maintain adequate planning, construction, maintenance, and funding for storm drain and flood control facilities to support permitted land uses and preserve the public safety; upgrading existing deficient systems and expanding, where necessary, to accommodate new permitted development and to protect existing development in the City. Pursue public funding sources (i.e., grants) to reduce fiscal impacts of implementation to the City.

Objective

6.11 Ensure that adequate storm drain and flood control facilities are provided and properly maintained to protect life and property from flood hazards.

Policies

6.11.1 Provide for the maintenance of existing public storm drains and flood control facilities and for the construction of upgraded and expanded storm drain and flood control facilities, where necessary, to protect existing and accommodate new permitted development (*I 6.11, I 6.13, I 6.33 and I 6.34*).

6.11.2 Provide for the review and, if necessary, update of the existing City Drainage Master Plan study in order to identify any deficiencies and needed improvements in the drainage system (*I 6.12, I 6.32 and I 6.33*).

6.11.3 Require that adequate storm drain and flood control facilities be constructed coincident with new development (*I 6.14*).

6.11.4 Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element (*I 6.6, I 6.13 and I 6.33*).

6.11.5 Review development proposals for projects within the City's Sphere of Influence and encourage the County to disapprove any project which cannot be accommodated with an adequate drainage system (*I 6.26*).

6.11.6 Implement flood control improvements in a manner which maintains the integrity of significant riparian and other environmental habitats in accordance with Natural/Cultural Resource Element (*I 6.33*).

6.11.7 Consider, through the planning and design process, designs that provide for public utilities within the street right-of-way or some other easily accessed location (*I 6.33*).

Objective

6.12 Ensure that the costs of improvements to the storm drain and flood control system are borne by those who benefit.

Policies

6.12.1 Require improvements to existing storm drain and flood control facilities necessitated by a new development proposal be borne by the project proponent; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation (*I 6.11 and I 6.35*).

6.12.2 Consider allowing the formation of benefit assessment districts and community facilities districts, where appropriate, in which those who benefit from specific local storm drain and flood control improvements pay a pro rata share of the costs (*I 6.7*).

6.12.3 Collect adequate amounts of fees and charges to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8, I 6.9 and I 6.12*).

D. Solid Waste

Goal

Establish and maintain adequate planning, maintenance, and funding for solid waste source reduction, recycling, composting, collection and disposal in accordance with the California Integrated Waste Management Act of 1989 (AB939) for existing and future land uses and to preserve the public safety. Pursue public funding sources (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

6.13 Ensure an adequate and orderly system for the collection services and adequate pre-collection storage facilities and disposal of solid waste to meet the demands of new and existing developments in the City.

Policies

6.13.1 Provide adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law (*I 6.36 and I 6.38*).

6.13.2 Provide for the installation and maintenance of trash and recycling receptacles along incorporated City streets in commercial areas and along major arterials; design receptacles to be aesthetically compatible with the district in which they are located (*I 6.37 and I 6.40*).

6.13.3 Investigate the feasibility of forming a joint powers authority whereby the City would pool its resources with Dana Point, Laguna Niguel, San Juan Capistrano and other interested jurisdictions to implement solid waste management programs enumerated in the Source Reduction and Recycling and Household Hazardous Waste Elements. The JPA should consider including provisions for franchise agreements with

commercial refuse recyclers, composters and haulers, and material recovery contractors (*I 6.39 and I 6.42*).

Objective

6.14 Recycle solid waste to reduce the amount of bulk which must be disposed of in area landfills, to conserve energy resources, and be consistent with the provisions of the California Integrated Waste Management Act of 1989 (AB939).

Policies

6.14.1 Review and adopt the Draft Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE) consistent with the requirements of the California Integrated Waste Management Act (CIWMA) of 1989 and the California Integrated Waste Management Board (*I 6.38 and I 6.41*).

6.14.2 Monitor SRRE and HHWE programs to ensure proper implementation and achievement of mandated solid waste reduction and diversion goals (*I 6.42*).

6.14.3 Revise and replace programs that do not achieve their intended purpose as stated in the SRRE and HHWE (*I 6.42*).

E. Electrical Facilities

Goal

Provide an adequate, safe and orderly supply of electrical energy to support existing and future land uses within the City.

Objective

6.15 Work with the San Diego Gas and Electric Company to ensure that adequate electrical facilities are available to meet the demand of existing and future developments.

Policies

6.15.1 Require that new development be contingent upon the ability to be served with adequate electrical facilities and service (*I 6.43 and I 6.45*).

6.15.2 Provide for the undergrounding of new and existing electrical distribution lines unless it is determined to be infeasible resulting from significant environmental or other constraints (*I 6.44*).

F. Natural Gas

Goal

Provide an adequate, safe, and orderly supply of gas energy to support existing and future land uses within the City.

Objective

6.16 Work with the Southern California Gas Company to ensure that adequate natural gas facilities are available to meet the demands of existing and future developments.

Policies

6.16.1 Require that new development be contingent upon the ability to be served with adequate natural gas facilities and service (*I 6.46*).

6.16.2 Work with the Southern California Gas Company to ensure that their facilities are designed and sited to be compatible with adjacent land uses in the City of San Clemente (*I 6.47*).

V. IMPLEMENTATION PROGRAMS

The following implementation programs correspond to utility policies for the City of San Clemente. Each program is preceded by a capital "I" and a number which is referenced by the pertinent policy which it implements in the preceding section (noted in parentheses at the close of each policy).

A. Control of Water Pollution

I 6.1 Adopt and enforce a water pollution control ordinance to protect City's surface waters and groundwater resources.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: As required by San Clemente's NPDES Storm water permit and the Federal Clean Water Act, or as funding is available.

I 6.2 Perform a reconnaissance survey of the discharges to eliminate illegal and illicit surface water and groundwater discharges.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: Annually, or as funding permits.

I 6.3 Adopt a drainage area management plan for the City to control pollutant runoff.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: Within 24 months following General Plan adoption or as funding permits.

I 6.4 Require programs to control pollutant runoff, such as structural controls, non-structural controls, best management practice. Require all residential, commercial/industrial sites and construction sites to implement the pollutant runoff control program.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other funding sources approved by the City.

Schedule: Ongoing as funding permits.

I 6.5 Require industries and construction activities larger than five (5) acres to obtain regulatory permits for pollution runoff control.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or Development application fees.

Schedule: Ongoing as required by the Federal Clean Water Act and as funding permits.

B. Update of Infrastructure Plans and Program

I 6.6 Update the Water, Wastewater Drainage and Street Master Plans as needed to reflect significant changes in the planned land use within the City. Capital improvement plans and prioritization schedules shall also be prepared. The utility systems shall be updated accordingly.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Update every five (5) years or as needed, funding permitted.

C. Finance of Maintenance and Construction of Infrastructure

I 6.7 Prepare a new five year Capital Improvement Program for adoption and prioritization by the City Council.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Every five (5) years or as funding permits.

I 6.8 Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for maintenance and construction of water supply and distribution, sewage collection and treatment, and street and storm drain systems and facilities.

Responsibility: City of San Clemente Community Development Department and City Council.

Funding Source: Funds from the create benefit assessment districts and/or municipal funding program.

Schedule: As needed or as funding is available.

I 6.9 Consider adopting storm water rates for operation and maintenance of the existing drainage system.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Funds, storm revenue rates and/or any other City approved funds.

Schedule: Evaluate within 24 months of General Plan adoption or as funding is available.

I 6.10 Continue to solicit funds for the improvement study, design, construction and maintenance of the City's public infrastructure system.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: State and Federal Agencies.

Schedule: As necessary or as funding permits.

D. Fees and Service Charges

I 6.11 Review and amend as necessary and appropriate, drainage impact fees collected from new development for the construction of new facilities necessitated by the new development.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funds.

Schedule: Annually, (or as necessary) as funding permitted.

I 6.12 Review fees and service charges associated with City utilities to ensure that they are adequate for the purpose collected.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Annually review fees and services (or as necessary) as funding permitted.

E. Utility Conservation Programs

I 6.13 Incorporate the following in the City's Zoning Code:

a. Requirements for the use of drought-resistant and low-water using plant species in site landscape.

b. Requirements of new uses which consume very high levels of water and/or energy to be evaluated according to the means by which these levels can be reduced and, if not possible, their benefit to the City as an appropriate use (including public review).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funding sources.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 6.14 Incorporate State requirements (Government Code Section 66473.1) for the use of water efficient fixtures and water-saving design elements in new construction.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, Development fees and/or any other City approved funds.

Schedule: As necessary or as funding permits.

I 6.15 Prepare an approved plant list of drought-tolerant and low-water using species for distribution to designers of project landscape plans.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds and/or any other City approved funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 6.16 Continue public education programs to promote water conservation.

Responsibility: City of San Clemente Community Development Department in cooperation with other appropriate agencies/departments.

Funding Source: City of San Clemente Water Enterprise Fund and/or any other City approved funding sources.

Schedule: Ongoing as funding permits.

I 6.17 Continue audits on all existing City owned buildings identifying levels of existing water use and potential conservation measures.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente Water Enterprise Fund and/or any other City approved funds.

Schedule: Annually, or as funding is available.

I 6.18 Establish possible rebate programs for property owners who upgrade defective plumbing.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: State and Federal Funding, and/or the City of San ClementeWater Enterprise Fund.

Schedule: As funding becomes available.

I 6.19 Implement the City's water conservation programs.

Responsibility: City of San Clemente Community Development Department/Engineering Division in cooperation with responsible water agencies.

Funding Source: State and Federal Funding, and/or the City of San Clemente Water Enterprise Fund.

Schedule: Ongoing as funding permits.

I 6.20 Expand the program for the use of reclaimed water for landscape irrigation and other non-contact uses. Establish project size and use where condition of approval should be used.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente Water Enterprise Fund, development fees and/or any other City approved funding sources.

Schedule: Ongoing as funding is available.

F. Ensure Adequate Infrastructure Capacity and Facilities

I 6.21 Collect and maintain data on the location, capability, level of utilization and conditions of:

- Street and highway facilities/systems
- Wastewater collection and treatment facilities,
- Water supply, transmission, distribution, storage, and treatment facilities,
- Storm drain and flood control facilities, and
- Solid waste facilities.

The respective agencies and departments shall advise the Community Development Department as new development applications are reviewed by the City regarding the availability of service.

In the event that sufficient capacity is not available to serve a proposed project, the City shall not approve the project until additional capacity or adequate mitigation is provided.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente Water Enterprise Fund, development fees and/or any other City approved funding sources.

Schedule: As development applications are submitted and "Will Serve" letters at time of tentative map approval.

I 6.22 Construction of the facilities necessary for the connection to a public water distribution, sewer and drainage system, or payment of fees, shall be a condition of approval for all discretionary projects in the City. All facilities within the City shall be designed and constructed in conformance with the adopted Water, Wastewater and Drainage Master Plans and the standards established by the Engineering Division and Public Works Department.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: Development application fees.

Schedule: As development applications are submitted, or as funding permits.

I 6.23 The determination of the availability of adequate wastewater treatment capacity at the San Clemente Wastewater Treatment Plant shall be a condition of approval for all discretionary projects within the City, particularly the beach trunk sewer. Building permits shall not be issued until such time that adequate plant capacity can be assured, or that it is determined that the amount of waste water projected to be generated is insignificant.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: Development application fees.

Schedule: Ongoing as development applications are submitted.

I 6.24 Continue to monitor projects proposed within the City's Sphere of Influence and planning area to coordinate with the County to encourage denial of any project in which infrastructure demands can not be met.

Responsibility: City of San Clemente Community Development Department/Engineering Division in coordination with appropriate county agencies.

Funding Source: City of San Clemente General funds, development application fees and/or any other City approved funds.

Schedule: Ongoing as development applications are submitted.

I 6.25 Continue to monitor projects proposed within the City's Sphere of Influence and Planning Area and coordinate with the County of Orange for proper planning to ensure that infrastructure demands can be met.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funds.

Schedule: Ongoing as development applications are submitted.

I 6.26 Review development proposals for projects within the City's Sphere of Influence and Planning Area and encourage denial of any project that cannot be provided adequate wastewater collection and treatment facilities, drainage facilities, or any other needed utility.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funding sources.

Schedule: Ongoing as development applications are submitted, or as funding permits.

I 6.27 Continue to enforce the City's industrial pre-treatment ordinance which requires monitoring and pre-treatment of commercial and industrial wastes prior to discharge in a public sewer.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Funds, Development Fees/Penalties and/or any other City approved funds.

Schedule: Ongoing as funds are available.

I 6.28 Continue to strive to implement as appropriate, the local, State, and Federal requirements mandated by NPDES and SCAQMD. Consider assessing fees, where appropriate, to offset implementation costs.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees/penalties, public funds, grants and/or any other City approved funds.

Schedule: Ongoing or as funding permits.

I 6.29 The determination of the availability of an adequate potable water supply shall continue to be a condition of approval for all discretionary projects within the City. Building permits shall not be issued until an adequate water supply is available. Domestic water supplies shall meet State and Federal water quality standards.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees/penalties and/or any other City approved funding source.

Schedule: Ongoing as development applications are submitted.

I 6.30 Continue the program of public education regarding the benefits of water conservation.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved fund.

Schedule: Ongoing, or as funds permit.

I 6.31 Implement a program for water pipeline repairs and replacements.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, revenues from water rate charges, and/or any other City approved funds.

Schedule: Within 24 months of General Plan adoption, or as funding permits.

G. Ensure Adequate Drainage Facilities and Capacity

I 6.32 The Drainage Master Plan shall be updated to incorporate relevant sections of the Orange County Flood Control Program and the Segunda Deshecha Cañada Drainage Study, and the Prima Deschecha (MO1) drainage study for consistency. Prepare a new implementation program for the Master Plan which appropriately coordinates City maintenance and replacement actions with those of the Orange County Flood Control District.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Update as necessary or as funding permits.

I 6.33 Review development plans and coordinate with the OCFCD, as needed, to determine what storm drain facilities are needed to protect the project, as well as existing development. Adequate flood protection shall be a condition of project approval. Storm drain facilities shall be designed in accordance with the City's Drainage Master Plan and the established standards of the City Department of Public Works designs that provide for easy access to public utilities for maintenance purposes shall be encouraged.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees, storm drain construction fund, special assessments, and/or any other City approved funds.

Schedule: Ongoing, as development applications are submitted

I 6.34 Structures intended for human occupancy located in the 100 year flood plain shall be reviewed for conformance with local, State and Federal (FEMA) requirements.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development application fees and/or any other City approved funds.

Schedule: Ongoing as development application of such nature are submitted.

I 6.35 During the process of updating master plans administered by, the Public Works Department and/or the Orange County Environmental Management Agency, the respective water, sewer and solid waste districts/entities shall identify the lands needed for future utility facilities. The respective departments shall seek to have the property designated for utility use, if appropriate, and commence acquisition of any necessary fee titles or easements as required, and as approved by the City Council.

Responsibility: City of San Clemente Community Development Department in cooperation with respective utility purveyors.

Funding Source: City of San Clemente General Funds and/or any other City approved funds.

Schedule: As necessary, funding permitted.

H. Source Reduction and Recycling Programs

I 6.36 Implement the Growth Management Element of this General Plan.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Ongoing, funding permitted.

I 6.37 Identify appropriate funding sources for placing and maintaining trash and/or recycling receptacles in the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Ongoing, funding permitted.

I 6.38 Complete, adopt and implement the state mandated Source Reduction and Recycling and Household Hazardous Waste Management Elements.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: With 24 months of General Plan adoption or as funding permits.

I 6.39 Participate in the regional efforts of the County and South County Municipalities to undertake an analysis of landfill capacity and needs, and initiate long range planning for the provision of adequate landfill capacity to serve the future population of Orange County. At least one representative of the City of San Clemente shall participate in the regional planning efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: As necessary, or as funding permits.

I 6.40 Promote the recycling of solid waste including but not limited to: paper, metals, aluminum cans, green waste, cardboard, plastic and glass. Promotions shall include: public recognition for recycling efforts, use of City facilities for short term recycling projects (i.e., paper and can drives), and dissemination of information regarding City and area recycling projects.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente trash fees and/or any other City approved funds.

Schedule: Ongoing as funding permits.

The City Council shall encourage businesses to establish their own recycling program in compliance with the CIWMA and the City's SRRE after obtaining all appropriate permits and/or licenses

I 6.41 Administer an education program regarding the benefits of source reduction and recycling. This program may be done entirely at the local level or by participating with the County and other local jurisdictions in south Orange County.

Responsibility: City of San Clemente Community Development Department in cooperation with other local jurisdiction and the County of Orange.

Funding Source: City of San Clemente trash fees, County of Orange General Fund, and/or any other City approved funding sources.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 6.42 Solicit federal funds, to offset the City's fiscal impacts for implementing and enforcing the State Mandated SRRE and HHWME.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, State and Federal funds, and/or any other City approved funding sources.

Schedule: Ongoing as funds become available.

I 6.43 Require the submittal of plans with development applications which depict the manner in which electrical service shall be provided. Consult with the San Diego Gas and Electric Company, as necessary, to ensure that adequate service can be provided to meet the electrical energy demand of the development.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development Fees.

Schedule: As development applications are submitted.

I 6.44 Require that development plans provide for the undergrounding of electrical distribution lines. Allow for an exception if it can be demonstrated that the undergrouding of utilities would result in adverse environmental impacts which cannot be adequately mitigated or would incur costs which, in the opinion of the City, are prohibitive. Where exceptions are granted, the electrical facilities shall be required to be designed to be visually unobtrusive and compatible with its surroundings. Continue the policy of undergrounding existing electric distribution lines where feasible.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees for new development, as funding permits for existing distribution facilities.

I 6.45 Periodically meet with the San Diego Gas and Electric Company to review plans for electrical facility improvements within the City. Review their project design and determine their compatibility with the uses and natural environment in which they are located. Should potential conflicts be identified (e.g., adverse noise levels), recommend measures to mitigate the impact and improve their compatibility with their surrounding uses and environment.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, development fees, and/or any other City-approved funding sources.

Schedule: As development applications are submitted.

I 6.46 Require the submittal of plans with development applications which depict the manner in which natural gas service is to be provided. Consult with the Southern California Gas Company, as necessary, to ensure that adequate service can be provide a to meet the natural gas energy demand of proposed development.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development Fees.

Schedule: As development applications are submitted.

I 6.47 Periodically meet with the Southern California Gas Company to review plans for natural gas facility improvement within the City. Review their project design and determine their compatibility with the uses and natural environment in which they are located. Should potential conflicts be identified (e.g., adverse noise levels), recommend measures to mitigate the impact and improve their compatibility with their surrounding uses and environment.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, development fees, and/or any other City approved funding source.

Schedule: As development applications are submitted.

Public Facilities and Services

CITY OF
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PLAN

7.0 PUBLIC FACILITIES AND INSTITUTIONS

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I. STATUTORY REQUIREMENTS

The Public Facilities and Institutions element is not one of the seven mandatory elements, however, it may be included within the City's General Plan. California Government Code Section 65303 states:

> *The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Public Facilities and Institutions Element is adopted, it becomes a component of the General Plan with the same legal status as the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. Police Service

1. Sufficient staff to provide acceptable levels of service to the community is desired.

2. Adequate facilities to enhance police personnel effectiveness is desirable.

3. Expansion of the existing police facility to meet minimum work space standards is desirable.

5. It is desirable to increase the department's sworn officer-to-population ratio to meet national standards.

B. Fire Service

1. Sufficient staff to provide acceptable levels of service to the community is desirable.

2. Adequate facilities to enhance fire service is desirable. The location and timing of new facilities should be coordinated with new development.

3. It is desirable to increase the department's per capita ration of personnel to meet national standards.

C. Marine Safety

1. The Beaches Parks and Recreation Department needs to maintain an adequate level of service, the majority of which are demanded by non-residents.

2. The department's concern over coastal erosion can be summarized into three topics:

   - The loss of sand will decrease the availability of beach area.

   - The loss of sand will expose City beach facilities to wave and storm surge damage.

   - The loss of sand will expose rocks that could injure bathers.

D. Education

1. The timing of the District's proposed construction projects is uncertain due to a lack of state funds.

2. An increase in year-round education would help keep use of portable classrooms to 30 percent of total space requirements as required by State law instead of elevating to 50 percent.

E. Civic Institutions and Cultural Facilities

1. The Southampton Theater could be used for cultural events such as plays, in addition to dance classes and an athletic or exercise club.

2. The Miramar Theater could be used for community activities.

3. The Blue Ribbon Facilities Study Committee was established in 1985 and their Blue Ribbon Report on the adequacy of the City Hall was presented to the City Council in 1986. Since that time the City has designated a twelve acre parcel for the new City Hall near the intersection of Avenida Pico and Avenida La Pata

4. City office and public facility space standards based on population size have been developed, and are currently proposed, by various City commissions and committees. As these standards have been developed to facilitate efficient agency operations they will be critical when plans for the new City Hall is being developed.

5. The Orange County Growth Management Plan (GMP), states that GMA 5, in which San Clemente is located, supplies enough branch library space to meet the current demand. In addition, the GMP indicates that the entire South County area provides a surplus of branch library space. This suggests that the planned development within the City may proceed without fear of adversely impacting the present supply of library facilities, however the community may find accessibility to library facilities limited.

III. OVERVIEW OF PUBLIC FACILITIES AND SERVICES POLICIES

This portion of the Public Facilities and Services Element establishes goals, objectives, policies and implementation programs to guide the manner in which the Public Facilities and Institutions serve the community. The General Plan process requires a total commitment from the City to adopt these policies, which will enable the Plan's goals and objectives to be realized. Policies stated in this section contain a direct relationship to the desired goals and stated issues of the community. These policies are the legislative tools which the community shall utilize to achieve it's vision for the future. The Public Facilities and Institutions policies address:

A. Police

1. Providing adequate personnel to population ratios.

2. Increasing the residents and police department's ability to minimize crime and provide security for all public and private buildings, sites and open space.

B. Fire

1. Providing adequate emergency response times.

2. Ensuring that fire facilities and protection services are sufficient for the existing and future population.

3. Continuing to encourage built-in fire prevention for all structures and creating methods for reducing fire hazards.

4. Ensuring that the risk of fire damage and injury from brush fires are significantly reduced.

C. Marine Safety

1. Providing adequate marine safety and medical aid services.

2. Providing a clean and enjoyable marine environment that sufficiently meets the needs of beach users.

3. Maintaining and enhance the City's beach and marine resources.

4. Preventing degradation of the community's visual and environmental resources along the coastline.

D. Educational facilities

1. Monitoring development activities in the City and coordinating with the Capistrano Unified School District (CUSD) to address existing and future demands on the community's educational needs.

2. Maintaining and enhancing educational programs and standards adopted by CUSD, the State, and the City's Growth Management Element.

E. Cultural Activities and Facilities

1. Expanding and continuing existing public and private cultural and fine art facilities and activities.

2. Promoting public awareness of cultural programs and opportunities in the City.

3. Promoting the funding of arts and cultural programs.

4. Coordinating with the County of Orange to provide adequate library service.

5. Promoting and expanding public and private facilities and activities for senior citizens and low income households.

6. Contributing to the future development, implementation and management of a child care network.

7. Providing sufficient civic office space to meet the City's needs for the current and future population.

IV. GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for public facilities and services in the City of San Clemente. Implementing programs are contained in the following subsection. Listed at the end of each policy is a capital "I" and number(s) parentheses which refers to the pertinent implementing program(s).

A. Police Services

Goal
Provide protection for the community's residents from criminal activity, reduce the incidence of crime, and provide other necessary services within the City.

Objective
7.1 Provide adequate police facilities and personnel to correspond with population and service demands, and to provide protection for the community from illicit activities and crime.

Policies

7.1.1 Provide a level of personnel in the City's Police Department which is capable of providing a timely response to reported criminal activity, or other service demands, ensuring protection of the community's citizens and property (*I 7.4*).

7.1.2 Assure that adequate police services are maintained through a periodic conditions and needs assessment of department services, facilities and personnel (*I 7.1, I 7.3, I 7.4, and I 7.5*).

7.1.3 Require that development projects contribute fees based on their proportional impact and demand for new facilities, in accordance with State nexus legislation[1] (*I 7.2*).

7.1.4 Ensure implementation of the service and facility standards set forth in the City's Growth Management Element (*I 7.4*).

Objective
7.2 Increase the resident's and the Police Department's ability to minimize crime and provide security for all uses of public and private buildings, sites and open spaces.

Policies

7.2.1 Support and encourage community-based crime prevention efforts (such as Neighborhood Watch) through regular interaction and coordination with existing watch programs, assistance in the formation of new neighborhood watch groups, and regular communication with neighborhood and civic organizations (*I 7.6*).

[1] State nexus legislation refers to Article 5 Section 66483 through 66489 of the California State Planning Zoning and Development Laws.

7.2.2 Require that landscaping (i.e., trees and shrubs) around buildings is placed to allow for security surveillance (*I 7.7*).

7.2.3 Require adequate lighting around residential, commercial and industrial buildings in order to facilitate security surveillance (*I 7.7*).

7.2.4 Require that recreational facilities in multiple-family residential complexes are designed to provide adequate visibility for surveillance and security (*I 7.7*).

7.2.5 Require the provision of security measures and devices that are designed to increase visibility and security in siting and building design through the spatial arrangement of interior and exterior elements (*I 7.7*).

7.2.6 Continue to commit police resources to ensure implementation of the City's code enforcement programs (*I 7.6*).

B. Fire Service

Goal

Protect the community through a comprehensive fire and life safety program.

Objective

7.3 Ensure that fire facilities and protective services are sufficient for the existing and future population.

Policies

7.3.1 Provide that adequate facilities and fire service personnel are maintained by periodically evaluating population growth, level of service (response time and staffing) and fire hazards in the City (*I 7.8 and I 7.9*).

7.3.2 Maintain phasing and funding standards based on population, specific time projections and percentage buildout which are in accordance with the Growth Management Element and an adopted Fire Department Strategic Plan (*I 7.1, I 7.2, and I 7.3*).

7.3.3 Require that new development projects be assessed a pro rata fee to pay for additional fire service facilities (Public Safety Construction Fund) in accordance with State nexus legislation[1] (*I 7.2*).

7.3.4 Continue to utilize both operational and facility alternatives to ensure that Fire and Emergency Medical Service standards are provided, including but not limited to, the use of portable stations, relocation of existing facilities, increasing volunteers

1 State nexus legislation refers to Article 5 Section 66483 through 66489 of the California State Planning Zoning and Development Laws.

and other means to meet the needs of the population (*I 7.1 and I 7.10*).

Objective

7.4 Provide, whenever possible, built-in fire protection for all structures and create methods for reducing fire hazards throughout the community as a means of saving lives and property.

Policies

7.4.1 Continue to require, through the development review, process that all structures and facilities subject to City jurisdiction adhere to City, State and National regulatory standards such as the Uniform Building and Fire Codes and any other applicable fire safety guidelines (*I 7.11*).

7.4.2 Educate and inform the public on fire safety and hazardous materials in order to further protect the community and the environment from unnecessary hazards (*I 7.12 and I 7.13*).

Objective

7.5 Ensure that the risk of fire damage and injury from brush fires is significantly reduced.

Policies

7.5.1 Require that development located within wildland interface areas reduce the threat of wildfires through fuel modification (*I 7.14*).

7.5.2 Require the proper maintenance of chaparral and other highly flammable vegetation; continuously thinning or removing flammable vegetation while adding slow burning and fire retardant plants in natural areas which abut suburban development (*I 7.14 and I 7.15*).

C. Marine Safety/Marine Resources

Goal

Provide and maintain a safe and healthy beach for the enjoyable utilization of marine environments.

Objective

7.6 Provide adequate marine safety and medical aid services.

Policies

7.6.1 Ensure staffing and facilities of rescue operations are adequate to support the demands placed upon its services (*I 7.16*).

7.6.2 Provide fixed towers and mobile units for lifeguard services at optimal visual points along the beach to ensure adequate safety for beach users (*I 7.17*).

Objective

7.7 Provide a clean and enjoyable marine environment that sufficiently meets the needs of beach users.

Policies

7.7.1 Ensure beaches and facilities are uncluttered and clean for all users; restrooms are clean, litter is removed and ample trash receptacles are provided (*I 7.19*).

7.7.2 Require beach concessionaires to provide a good variety, price and quality of service to the general public (*I 7.22*).

Objective

7.8 Maintain and enhance the City's beaches and marine resources.

Policies

7.8.1 Continue monitoring sand movement, researching the impacts of coastal erosion and methods of mitigating further coastal damage to San Clemente's beaches environment (*I 7.18*).

Objective

7.9 Maintain a healthy coastline, preventing degradation of the community's visual and environmental resources.

Policies

7.9.1 Continue to actively oppose off-shore oil drilling of ocean waters along the Pacific Coast where visual and environmental quality have the potential to be severely impacted for residents and beach users (*I 7.20*).

7.9.2 Continue to support the creation of a wildlife sanctuary for various habitats along the coast to preserve and protect the natural beach environment (*I 7.21*).

D. Educational Facilities

Goal

Promote the maintenance and enhancement of the existing educational system and opportunities for students and residents of the City.

Objective

7.10 Monitor development activities within the City and coordinate with the Capistrano Unified School District (CUSD) to address ways to prevent and avoid the overcrowding of schools and meet future educational needs.

Policies

7.10.1 Continue communication and cooperation efforts between City officials and CUSD, especially in the areas of population projections, development of schools and funding sources, through annual monitoring of development activities (*I 7.25, I 7.27 and I 7.28*).

7.10.2 Solicit input from the CUSD to help in assessing the educational impact created by new development through the Residential Development Evaluation Board's (RDEB) review process (*I 7.25 and I 7.27*).

7.10.3 Encourage the CUSD to adhere to their master plan and the educational facility standards provided in Orange County's Growth Management Plan (*I 7.1, I 7.23 and I 7.24*).

7.10.4 Require new development projects to pay the appropriate school impact fees to the CUSD (*I 7.29*).

Objective

7.11 Maintain and enhance educational programs and standards adopted by the Capistrano Unified School District (CUSD), the State, and the City's Growth Management Element.

Policies

7.11.1 Consider the joint use of schools, libraries, and park facilities to assist in meeting the recreational and educational needs of the community (*I 7.26 and I 7.30*).

E. Cultural Activities And Facilities

Goal

Maintain and enhance the cultural quality of life for the City's residents and visitors.

Objective

7.12 Expand and continue existing public and private cultural and fine art facilities and activities.

Policies

7.12.1 Continue to actively support public and private arts activities; encourage information exchange between private and public organizations; coordinate City-sponsored programs through private support activities, loans and grants, and other means of participation (*I 7.32 and I 7.33*).

7.12.2 Maintain a calendar of City-sponsored arts and cultural events and local celebrations (*I 7.32*).

7.12.3 Organize and support permanent and temporary exhibits of paintings and sculpture in public and private buildings and open spaces (*I 7.32, I 7.33, and I 7.35*).

7.12.4 Consider requiring developers to incorporate art in new commercial and industrial projects or contribute in-lieu fees for public art improvements as permitted by State Law (*I 7.31, I 7.35, I 7.37, and I 7.42*).

7.12.5 Incorporate elements of art, where feasible, in the City's key activity and pedestrian-oriented districts, as defined by the City's Land Use Element (*I 7.35 and I 7.40*).

Objective

7.13 Promote public awareness of cultural programs and opportunities in the City.

Policies

7.13.1 Coordinate and promote the public's awareness of cultural programs through City newsletters and other publications (*I 7.32*).

7.13.2 Work with recreation services and schools to develop programs that utilize the City's cultural resources for educational purposes incorporating cultural programs and site visits (*I 7.39*).

Objective

7.14 Promote the funding of arts and cultural programs in San Clemente.

Policies

7.14.1 As fiscally feasible, allocate funds and/or other resources to support cultural and arts activities in the Community (*I 7.42*).

7.14.2 Solicit state and federal funds to support local cultural and arts activities, as they are available (*I 7.34*).

7.14.3 Solicit corporate sponsorship and private donations for public art and cultural facilities and programs (*I 7.38*).

F. Library Service

Goal

Ensure that adequate library services and facilities are provided to the City's residents.

Objective

7.15 Coordinate with the County of Orange to provide adequate library service which responds to the need of the community.

Policies

7.15.1 Coordinate with the County of Orange to construct new libraries and rehabilitate and expand existing libraries as required to meet the standards set forth in the Growth Management Element (*I 7.40*).

7.15.2 Encourage the County of Orange and/or other appropriate entities to provide library outreach services for seniors and the handicapped, if they cannot visit library facilities (*I 7.40*).

7.15.3 Coordinate with the County of Orange to continue to provide funding for library facilities and activities, examining other potential funding sources, including County, State and Federal and corporate and private contributions (*I 7.39*).

G. Human Services And Facilities

Goal
Promote the maintenance and enhancement of the quality of human services and facilities within the community.

Objective
7.16 Continue to promote existing and expand public and private facilities and activities, for senior citizens and low income households in general, while ensuring compatibility with the community's other programs.

Policies
7.16.1 Coordinate Seniors Activities and other City sponsored activities to optimize community facility utilization (*I 7.41*).

7.16.2 Continue to support social service programs which provide health care, education, legal aid, and counseling to seniors and low income households and individuals (*I 7.43*).

7.16.3 Continue to coordinate and promote awareness of general social service and senior citizen programs through City newsletter and other publications (*I 7.42 and I 7.43*).

7.16.4 Continue to solicit state and federal funds to support local senior citizen facilities and programs that provide services for low income households and/or seniors (*I 7.43*).

Objective
7.17 Promote the enhancement, maintenance, and expansion of the City's affordable residential areas for senior citizens and low income households.

Policy
7.17.1 Continue the implementation of and expansion of programs that promote the enhancement, maintenance, and expansion of the City's affordable residential areas for Senior Citizens and low-income households (*I 7.6*).

Objective
7.18 Contribute (along with the private sector residential and business community and existing service providers) to the future development, implementation, and management of a successful child care network within the community.

Policies
7.18.1 Determine the need for child care facilities within the community while identifying the condition of existing facilities and services (*I 7.44 and I 7.45*).

7.18.2 Pursue programs, mechanisms, and liaison activities that will increase the provision of modern child care services in the community, in accordance with local and state building/zoning, and health and safety code requirements (*I 7.48*).

7.18.3 Coordinate with CUSD to utilize existing educational facilities for the expansion of day care opportunities within the community (*I 7.46 and I 7.47*).

7.18.4 Monitor and analyze the overall needs of child day care-eligible population, in order to better meet the needs of this segment of the community (*I 7.45*).

7.18.5 Require that new large commercial developments and business parks include child care facilities (*I 7.47*).

H. Governmental Administrative and Capital Facilities

Goal
Ensure adequate governmental administrative and capital facilities for all agency operations.

Objective
7.19 Provide sufficient civic office space to meet the City's needs for the current population.

Policies
7.19.1 Ensure adequate government services are being provided to meet the needs of the City's population (*I 7.2*).

7.19.2 Maintain or improve the governmental facilities and services in order to meet the adopted levels of service and standards established in the Growth Management Element (*I 7.1*).

7.19.3 Undertake a new study to determine space needs, costs, and site analysis for future City Hall facility at a location in accordance with criteria established in the new study (*I 7.36*).

7.19.4 Ensure community meeting rooms are incorporated into the design for City Hall and consider consolidating other civic uses (e.g., library, post office, etc.) in proximity to, or on same civic center site (*I 7.36*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs to implement the public facility and services policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies which it implements.

A. General

I 7.1 Continue to coordinate with the County of Orange to ensure that consistency with the adopted Measure "M" criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Element in a timely fashion.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funds (i.e. County Measure M funds, etc.)

Schedule: As required or as funding permits.

I 7.2 New development shall be required to contribute toward public facility and institution fees at the time permits are issued to cover the cost of new facilities and capital improvements in accordance with State nexus legislation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners and developers and/or any available funding sources approved by the City.

Schedule: As required or as funding permits.

I 7.3 Improve and upgrade existing facilities and service conditions from deterioration or insufficiencies in service as determined by the departments annual report.

Responsibility: City of San Clemente individual public facility and service departments coordinated with the Community Development Department.

Funding Source: The City of San Clemente General fund and/or other available funding sources as approved by the City.

Schedule: As required or as funding permits.

B. Police Services

I 7.4 The Police department shall continuously monitor departmental needs and shall conduct an annual assessment of police services that shall evaluate, first, infrastructure conditions in all existing facilities and equipment, second, personnel staffing conditions, and third, facilities, equipment and personnel needs for the coming fiscal year, based on anticipated population growth, level of service, and the crime rate.

Responsibility: City of San Clemente Police Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources as approved by the City.

Schedule: Annually as funding permits

I 7.5 Police service and facility standards shall be in accordance with those outlined in the City's adopted Growth Management Element.

Responsibility: City of San Clemente Community Development Department in Cooperation with the Police Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources as approved by the City.

Schedule: As required as funding permits.

I 7.6 Enact an ongoing outreach program to existing neighborhood watch groups in providing, supporting and assisting in self-help programs. In addition, the City's Police Department shall continue to actively participate in the City's code enforcement programs to help ensure successful implementation. Areas without watch programs should be identified and assisted in initiating and continuing neighborhood watch programs. A similar program structure for commercial areas in the City shall be established and may be effectuated by the Chamber of Commerce or other similar organizations.

Responsibility: City of San Clemente Police Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Establish programs within 24 months of General Plan adoption or as funding permits.

I 7.7 The City shall consider through the design review process a requirement for defensible space designs in all new development projects to ensure maximum visibility and security for entrances, pathways and corridors, open spaces, and parking lots/structures.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Evaluate and modify the City's design review requirements and criteria, where appropriate, within 18 months of General Plan adoption or as funding permits.

C. Fire Services

I 7.8 Document fire events and services in the City. Among the factors to be considered will be the numbers, types and geographic concentrations of fires; amount, types, and costs of damage; number and types of injuries; emergency response time; costs to provide service; maintenance and quality of equipment and facilities; number of false alarms; and other pertinent data which describes service characteristics. The effectiveness of service to adequately respond to emergencies shall be assessed. Specific deficiencies, their contributing factors, and potential means to correct these shall be identified.

Responsibility: City of San Clemente Fire Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: Annually as funding permits.

I 7.9 Develop a comprehensive Fire Department Strategic Plan based upon the population's demand for fire services. The plan shall address achieving a quality level of service for each division, (i.e., fire prevention, CARES, communication and administration, suppression and emergency planning). The Plan should have implementation measures to cover a ten year time frame.

Responsibility: City of San Clemente Community Fire Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 7.10 Approve and adopt a Strategic Plan for the San Clemente Fire Department, and grant responsibility for program implementation to the City's Fire Department.

Responsibility: City of San Clemente City Council in cooperation with the Fire Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: Within 24 months of the General Plan adoption or as funding permits.

I 7.11 Update City Fire Codes to ensure the most recent State and National Codes (UFC, NFC and NFPA standards) are being implemented.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: As required or as funding permits

I 7.12 Fire prevention programs shall be conducted annually in the City's schools system to include all grades and private schools who wish to participate as staffing permits. The program shall inform students on fire safety, emergency preparedness and emergency first aid techniques.

Responsibility: City of San Clemente Fire Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: Annually as funding permits.

I 7.13 Develop and provide a detailed explanation of Fire Department construction standards and code interpretations for individual property owners and architects.

Responsibility: City of San Clemente Community Development Department in cooperation with the Fire Department.

Funding Source: City of San Clemente General Fund and/or other available City approved funding sources.

Schedule: Ongoing as funding permits.

I 7.14 Establish a fuel modification program with guidelines and standards for protective measures in reducing the impact of wild land fires in urban interface areas. This may include the installation of fire protection systems, increased building construction standards and/or modification of natural landscapes to minimize High Risk (Fire Hazard) areas.

Responsibility: City of San Clemente Fire Department in cooperation with the Community Development Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners/developers and/or other available City approved funding sources.

Schedule: Review and modify, where appropriate, fire protection standards in concert with the preparation of the revised zoning ordinance, within 18 months of the General Plan adoption, or as funding permits.

I 7.15 Establish a fuel modification program for both existing and new structures that will require the thinning and removal of natural vegetation, the planting of slow burning and fire retardant plants in addition to proper maintenance by the respective owners. The area of fuel modification shall vary with topography and thickness of vegetation. The City's Zoning Ordinance and ranch specific plans shall be amended as appropriate to incorporate the fuel modification requirements.

Responsibility: City of San Clemente Fire Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners/developers and/or other available City approved funding sources.

Schedule: Establish/update program prior to the next high fire season following General Plan adoption or as funding permits.

D. Marine Safety

I 7.16 Marine Safety Division needs shall be seasonally monitored by the Beaches, Parks and Recreation Department in a biannual report identifying necessary changes in staffing and facilities to maintain the public's safety .

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Continue to monitor conditions in a biannual publication or as funding permits.

I 7.17 The Marine Safety Division shall monitor on a daily basis, though weather service information and department estimates, the beach's population, weather and surf conditions for the purpose of locating public lifeguard needs.

Responsibility: City of San Clemente Marine Safety Division in cooperation with the Community Development Department/Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available fund sources approved by the City.

Schedule: Monitor on a daily basis, or as funding permits.

I 7.18 The Marine Safety Division, shall annually report on the City's coastal conditions utilizing studies such as the Coast of California Storm and Tidal Wave Study, in recommending methods of reducing local coastal erosion and public safety hazards due to the natural removal of sand.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Annually, as funding permits.

I 7.19 The Marine Safety Division shall be responsible for clean beaches and the provision of trash receptacles. Daily inspections shall be conducted by the Marine Safety staff to ensure facilities are functional, safe and clean.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Daily as funding permits.

I 7.20 The Marine Safety Division shall coordinate with the Orange County Coalition of Cities and support its lobbyist's efforts to ensure cohesive effort in opposing off-shore oil drilling along the coastline of Orange County.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: As requested by the Orange County coalition of cities or as funding permits.

I 7.21 The Marine Safety Division shall represent the City as part of the Orange County Coalition of Cities in the support of creating protected habitat sanctuary along the coastline of Orange County.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: As requested by the Orange County Coalition of Cities or as funding permits.

I 7.22 The Marine Safety Division shall continuously monitor the condition, i.e., quality, service, variety and price, of all concessionaires operating in beach environments for adequacy and conformance with their operating permit.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Inspected weekly and reported monthly or as funding permits.

E. Education

I 7.23 The City shall retain the land use designations for the 10 existing school sites, 7 for elementary, 2 for junior high, and 1 for high school, in accordance with Government Code Section 66477 and other applicable law(s), to meet the ultimate student population anticipated. Any proposed changes or additional sites shall be revealed and approved by both the CUSD and the City.

Responsibility: City of San Clemente Community Development Department in cooperation with CUSD.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing or as funding permits.

I 7.24 The City shall consider implementing through amending the land use element of the General Plan, or through amendments to specific plans, a restrictive overlay zone (holding zone) for designated areas where school facilities have yet to be constructed and to not remove this restrictive overlay zone until the school facilities are provided in conjunction with new development, subject to compliance with applicable law.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: As necessary to implement program I 7.23.

I 7.25 The City Council shall continue to establish periodic meetings with the Capistrano Unified School District (CUSD), to review school district boundaries, school site development, funding sources, and operation standards in an effort to avoid overcrowding of classrooms, double sessions, and unusual sessions.

Responsibility: City of San Clemente City Council in coordination with the Community Development Department and the CUSD.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing as funding permits.

I 7.26 Through the City's Residential Development Evaluation Board's (RDEB) process and the City's discretionary review process, consider the financial and physical impacts of new development.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or Development application fees.

Schedule: Ongoing as project applications are submitted.

I 7.27 Coordinate through periodic meetings between the City and CUSD to utilize consistent population projections based on existing, new and proposed development within the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing as funding permits.

I 7.28 Any deficiencies in the educational system identified by the City should be discussed with the CUSD, and means to improve services should be identified and implemented when funding is available.

Responsibility: City of San Clemente Community Development Department in cooperation with the Capistrano Unified School District.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing as funding permits.

I 7.29 Continue to require persons requesting building permits to pay the appropriate school fees to the CUSD prior to issuance.

Responsibility: City of San Clemente Community Development Department in cooperation with the Capistrano Unified School District.

Funding Source: City of San Clemente General Fund and fees imposed on development projects.

Schedule: Ongoing as project applications are submitted.

I 7.30 As CUSD considers development of new school sites, the CUSD and City should coordinate efforts to assess opportunities for joint use of facilities and services including recreational areas, libraries and parking.

Responsibility: City of San Clemente Community Development Department in cooperation with the Capistrano Unified School District.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

F. Cultural Facilities and Institutions

I 7.31 Modify the City's zoning ordinance, where appropriate, to permit the development of the arts, cultural, educational and related uses in key activity areas of the City with particular emphasis on increasing these uses in the downtown. Incorporate standards which will allow for temporary and permanent artistic, cultural and entertainment activities within public and private buildings and open spaces.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance or as funding permits

I 7.32 The City shall continue to maintain a calendar of public arts and cultural events. Effectively, this will function as a clearinghouse by which public and private events can be coordinated.

Responsibility: City of San Clemente Beaches, Park and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Provide a calendar of events within 24 months of General Plan adoption or as funding permits.

I 7.33 The City shall maintain and publish information regarding cultural organizations serving its residents. This may include each organizations' name, address, telephone number, description of activities, calendar of

events and meetings, costs of membership and participation, and other relevant information. If possible, provide opportunities for volunteer participation in cultural arts administration.

Responsibility: City of San Clemente Beaches, Park and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 24 months of the General Plan's adoption or as funding permits.

I 7.34 The City shall incorporate art in City buildings where feasible. This may include paintings, sculpture, historical artifacts, and other elements.

Responsibility: City of San Clemente Community Development Department in cooperation with, the Beaches, Park and Recreation Department and the Public Works Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners and developers and other available funds/fees approved by the City.

Schedule: Ongoing as funding is available.

I 7.35 The City shall provide for the use and exhibition of art and public performances spaces in the urban design improvement of public open spaces. These shall be incorporated as design and development plans are prepared for pedestrian-oriented areas in the downtown.

Responsibility: City of San Clemente Community Development Department in cooperation with, the Beaches, Park and Recreation Department and the Public Works Department.

Funding Source: City of San Clemente General Fund; with possible reimbursement from affected property owners/developers, and other available funds/fees approved by the City.

Schedule: Ongoing as funding is available.

I 7.36 Conduct a feasibility study to determine space needs, costs and site analysis for future City Hall needs. Consider utilizing development to pay proportionate share of facility costs to serve new development. Review the development proposals for public offices to ensure that the requirements and accepted standards of the Growth Management Element and new feasibility study are met.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees/conditions imposed on new development in accordance with State law.

Schedule: Feasibility Study: within five (5) years of General Plan adoption, or as funding permit.

Growth Management Compliance: ongoing as funding permits.

I 7.37 Consider the assessing all new commercial construction for the support of public art. If implemented, this fee shall be periodically reviewed for its effectiveness and increased, as necessary. Funds generated should support art groups, cultural facilities, staff and City public art projects in accordance with state nexus legislation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees/conditions imposed on new development in accordance with State law.

Schedule: Review and modify, where appropriate, development review requirements (Zoning Code) within 18 months of General Plan adoption, or as funding permits.

I 7.38 Encourage private funding for local art programs. The City shall support art resources (facilities and individuals) in the City and encourage businesses, foundations, and individuals to establish or continue their endowments and programs.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees/conditions imposed on new development in accordance with State law.

Schedule: Ongoing as funding permits.

I 7.39 The City shall identify and solicit funding from additional sources to support the arts, cultural, and library facilities and activities. These may include state and federal grants or loans and donations or sponsorships by local and national corporations, philanthropic organizations, and other private individuals and groups.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds/fees approved by the City.

Schedule: Ongoing as funding permits.

I 7.40 The City shall work with the Orange County Library System to ensure adequate services are provided to all residents. The City will assist the Library in identifying additional sources to fund improvements such as developer fees, tax credits for the contribution of books and other resources and public fund raising campaigns.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds/fees approved by the City.

Schedule: Ongoing as funding permits.

G. Senior Citizens

I 7.41 Continue to evaluate the feasibility of providing specialized programs for children, adults, disabled individuals, senior citizens and members of cultural and/or minority groups.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing as funding permits.

I 7.42 Continue to publish and disseminate information regarding senior organizations, activities and facilities. This information should be part of regular City programming publications and should also provide information regarding opportunities for volunteer participation.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Ongoing as funding permits.

I 7.43 Continue the solicitation of Title 3 Federal Government grants for the services of the San Clemente Senior Center to be administered by the San Clemente Seniors Inc.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: As grants become available or as funding permits.

H. Child Care

I 7.44 Conduct a comprehensive study of the needs for child care identifying public and private day care services and facilities that are currently operating and needed within the City, and shall propose the implementation of those policies and programs which are deemed to be appropriate and feasible.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department and the Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds approved by the City.

Schedule: Within five (5) years of General Plan adoption or as funding permits.

I 7.45 Poll and interview a selected percentage of local child care providers and patrons (either through written questionnaires, telephone interviews, or other appropriate methods) in an effort to help monitor and analyze the specific needs of this segment of the community.

Responsibility: City of San Clemente Beaches, Parks and Recreation Departments/Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: As necessary to implement program I 7.44.

I 7.46 Coordinate with the Capistrano Unified School District (CUSD) to study the feasibility of creating and implementing additional after school or summer services and activities for children as a supplement to more traditional means of child care services.

Responsibility: City of San Clemente Community Development Department/Beaches, Parks and Recreation Department in cooperation with the Capistrano Unified School District.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing, as funding permits.

I 7.47 Review all relevant portions of the existing City of San Clemente Zoning Code and consider modifications to the zoning code and ranch specific plans to require that child care facilities be provided by large commercial developments and business parks and to allow child day care homes as a specifically permitted use, consistent with state requirements and regulations.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funds/fees approved by the City.

Schedule: Review and modify, where appropriate, development requirements (Zoning Code) within 18 months of General Plan adoption, or as funding permits.

Parks and Recreation

CITY OF
SAN
CLEMENTE

GENERAL
PLAN

8.0 PARKS AND RECREATION

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I. STATUTORY REQUIREMENTS

In addition to the seven mandatory elements, other optional elements may be included within a Community's General Plan. Section 65303 of the California Government Code states:

> *The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Once the Parks and Recreation Element is adopted by the City of San Clemente, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

1. Funds are needed to ensure that planned parks are developed.

2. Adequate neighborhood park space should be provided and appropriately located within the City.

III. OVERVIEW OF PARKS AND RECREATION POLICIES

This portion of the Parks and Recreation Element establishes goals, objectives, policies and implementation programs to guide the manner in which the Parks and Recreational facilities and activities are provided for in the City. The General Plan process requires a total commitment from the local legislative body in adopting these policies, so the community may achieve its vision for the future. The Parks and Recreation policies address the following:

1. Providing ample opportunities for community involvement in the provision of park spaces and recreational programing.

2. Acquiring parklands in both location and size to meet community needs.

3. Preventing deterioration and providing for the renovation of existing parks.

4. Conserving and enhancing the open space and environmental quality of parklands

5. Developing and maintaining an integrated public trail system.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for parks and recreation in the City of San Clemente. For purposes of definition, the term "park" shall include the municipal golf course and City owned maintained beaches (see **Table 8-1** and **Figures 8-1** and **8-2**). Implementing programs are contained in the following subsection. At the end of each policy is listed a capital "I" and number(s) in parentheses which refers to the pertinent implementing program(s).

A. Recreational Programming

Goal

Enrich the quality of life for all citizens of San Clemente by providing constructive and creative leisure opportunities.

Objective

8.1 Increase the community involvement in the use of recreational spaces encouraging recreational opportunities unique to San Clemente which will contribute to continuing visitation and economic development.

Policies

8.1.1 Encourage opportunities in San Clemente parks for participation in outdoor-oriented athletic sports, thereby increasing public involvement and enjoyment of these activities (*I 8.1*).

8.1.2 Provide leisure opportunities through programs, activities and park facilities that foster "mainstreaming" the specialized needs of handicapped, children and elderly into the daily provision of public recreation services in San Clemente (*I 8.3, I 8.4, I 8.5*).

8.1.3 Continue to provide an adequate level of lifeguard and water rescue services for the protection of residents and visitors who use the public beach and pool facilities of San Clemente (*I 8.6, I 8.7*).

8.1.4 Combine park sites that contain significant historic or natural features with recreational learning opportunities wherever possible (*I 8.8*).

8.1.5 Consider developing a nature center, marine center and/or other such educational/recreational amenity(ies) in San Clemente (*I 8.2*)

B. Acquisition of Parkland

Goal

Provide adequate parkland acreage in both location and size to meet the recreational needs of existing and future residents and to preserve natural resources within the City of San Clemente.

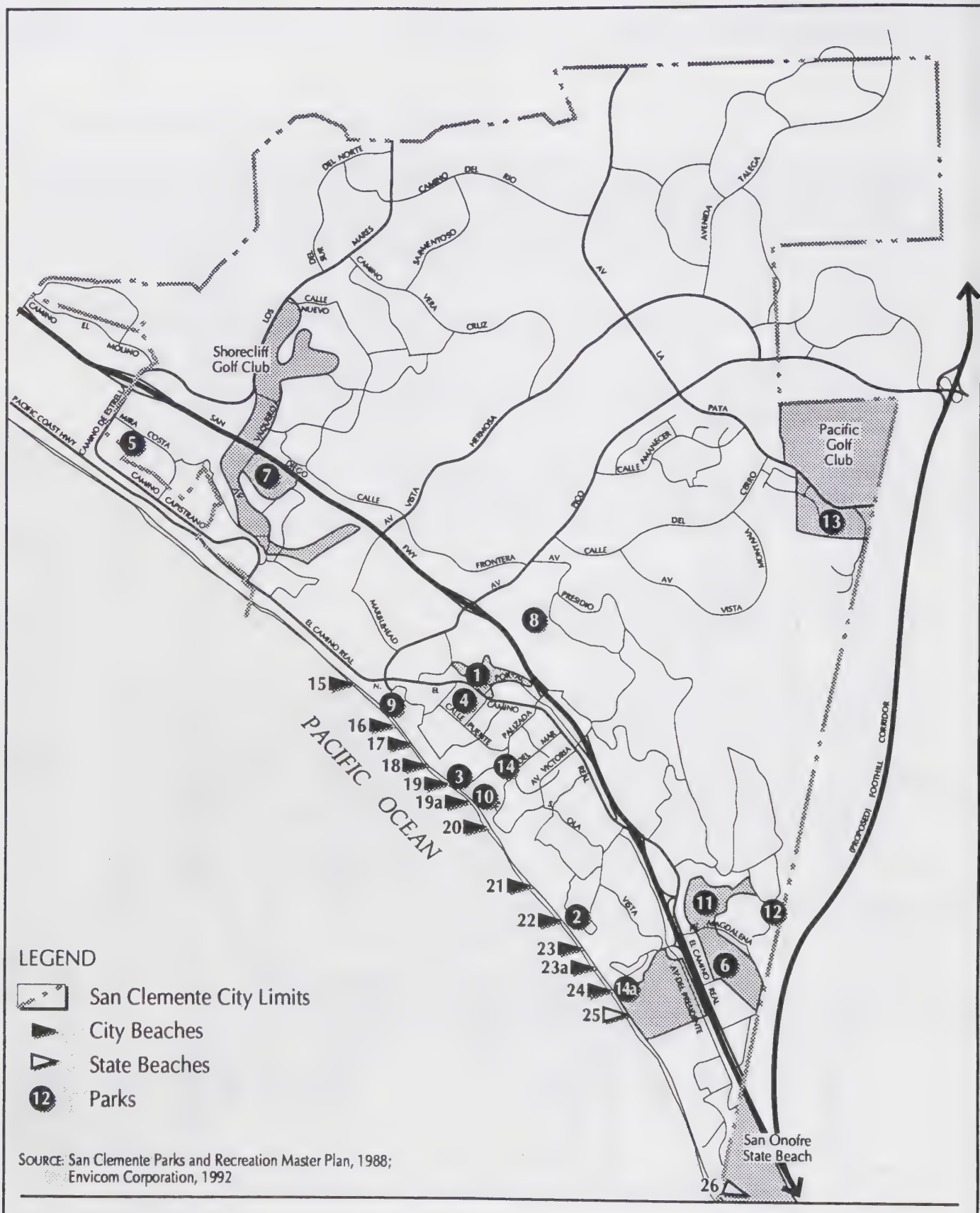
CITY PARKS	Map Location	R- Regional C- Community N- Neighborhood SP- Special Use Facility	Acres*	On Site Parking	Restrooms	Trash Cans	Benches	Drinking Fountain	Bike Racks	Food Concessions	Softball Field	Baseball Field	Football Field	Soccer Field	Open Turf Area	Lighted Fields	Basketball	Tennis	Bowling Greens	Lighted Courts	Play Equipment Area	Community Center	Shooting Range	Camping	Individual Picnic	Group Picnic	Barbeques	Shade Structure	Scenic Views	Nature Area	Bike Trail	Hiking Trail	Meeting Facilities	Pools	Amtrack Stop	Fire Rings
Bonito Canyon Park	1	C	11	●	●	●	●	●	●		●	●			●	●	●	●		●	●	●			●	●									
Leslie Park	2	N	.10			●	●																						●						
Linda Lane Park	3	N	4	●		●	●	●	●						●						●				●				●						
Max Berg Plaza Park	4	N	4		●	●	●	●							●						●				●		●								
Mira Costa Park	5	N	4			●	●	●							●						●				●										
San Luis Rey Park	6	C	3	●	●	●		●							●		●		●		●				●										
San Gorgonio Park	7	C	23	●	●	●	●	●			●	●	●	●	●	●	●	●							●	●	●		●						
Verde Park	8	N	3	●		●	●	●	●						●		●				●				●										
Ole Hanson Beach Club	9	SP	2	●	●	●	●	●	●	●					●							●			●							●	●		
Parque Del Mar	10	SP	3	●	●	●	●		●	●					●										●				●				●		
S.C. Municipal Golf Course	11	R/SP	131	●	●	●	●	●		●																			●			●			
Vista Bahia Park	12	SP	3	●	●	●		●		●		●			●	●					●		●		●				●						
Richard T. Steed Memorial	13	R/SP	23	●	●	●	●	●	●	●	●	●			●	●													●						
Community / Sr. Center, Library	14	C		●	●	●	●	●	●						●							●						●				●			
Calafia Beach Park	14a	R/N	8	●	●	●	●	●	●	●					●										●			●	●						
BEACHES**																																			
North Beach	15	R/C	.06	●	●	●	●	●	●	●											●				●	●		●	●						
Dije Court	16	N	.29			●	●																						●						
Portal	17	N	.50																										●						
Mariposa	18	N	.30			●																							●						
Linda Lane	19	N	.06	●		●	●	●																	●				●						
Corto Lane	19a	R	.5		●	●		●																					●						
Municipal Pier	20	N	.21	●	●	●	●	●	●	●															●	●	●	●	●					●	
Esplande / "T" Street	21	N	.50	●	●	●	●	●	●	●															●	●			●						
Los Alamos	22	N	.50			●																							●						
Riviera	23	N	.06			●																						●	●						
Lobeino / Montalvo	23a	N	.5																										●						
Calafia Beach	24	R/N	8	●	●	●	●	●	●	●					●										●			●	●						
REGIONAL PARKS																																			
San Clemente State Beach	25	R	110	●	●	●	●	●																●	●	●	●	●	●	●	●	●			●
San Onofre State Beach	26	R	3000	●	●	●	●	●																●	●	●	●	●	●	●	●	●			●

* Beach acreages are City owned access points only
** The City owns a total of 30 acres of beach property

CITY PARKS AND RECREATIONAL FACILITIES

SAN CLEMENTE GENERAL PLAN

TABLE 8-1



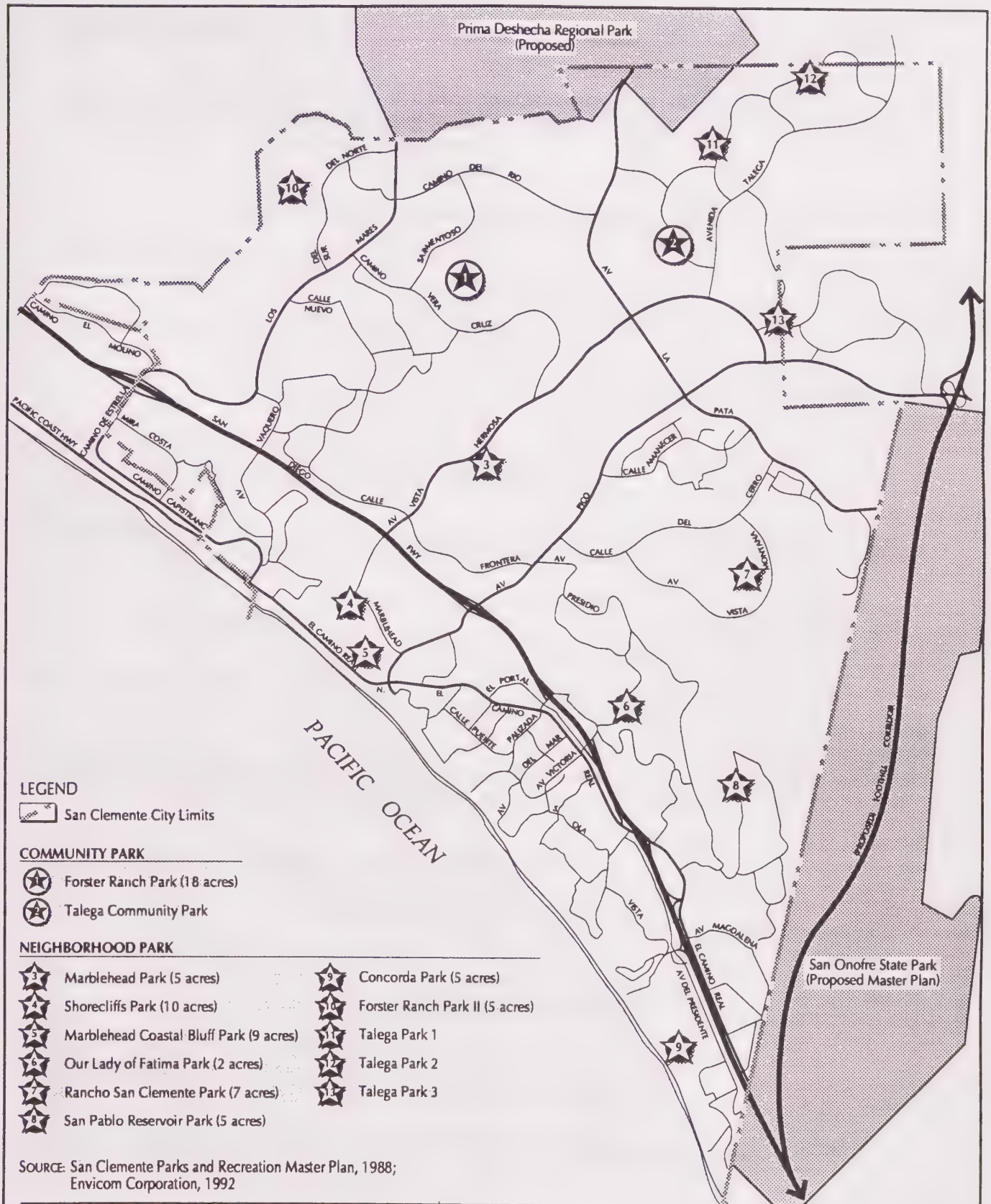
SOURCE: San Clemente Parks and Recreation Master Plan, 1988; Envicom Corporation, 1992

EXISTING PARKS AND BEACHES

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

FIGURE 8-1


Prima Deshecha Regional Park
(Proposed)
PACIFIC OCEAN
San Onofre State Park
(Proposed Master Plan)
PROPOSED FOOTHILL CORRIDOR
PACIFIC COAST HWY
CAMINO DE ESTRELLA
EL CAMINO REAL
AV PRESIDENTE
AV MAGDALENA
AV VICTORIA
CALLE PUENTE
CAMINO CAPISTRANO
CALLE NUEVO
CAMINO VISTA
AVENIDA TALEGA
CALLE MANACER
CERRO DEL MONTAÑA
AV PRESIDIO
AV FRONTERA
CAMINO DEL RIO
CAMINO DEL MARES
CAMINO SAN MATEO
CAMINO EL MOLINO
AV LA PATA
AV VISTA HERMOSA
AV PICO
AV VISTA PWY
CALLE AMISTOSO
CAMINO DEL NORTE
CAMINO DEL MAR
CAMINO EL PORTAL
CALLE PALIZADA
AV DEL MAR
AV LA PATA
AV VISTA
CAMINO DEL MARBLEHEAD
CAMINO REAL
CAMINO DEL MAR
CAMINO DEL MARES
CAMINO DEL RIO
CAMINO DEL NORTE
CAMINO EL MOLINO
CAMINO CAPISTRANO
CAMINO DE ESTRELLA

Objective

8.2 Create an integrated and cohesively designed park system that is complementary to existing and proposed development as well as the natural environment.

Policies

8.2.1 Consider the following when acquiring parkland:

- City's needs for open space and recreation facilities based on current and projected needs.
- Preservation of unique and valuable natural resources, conservation, historic and cultural areas.
- Ease of accessibility for future users
- The usability of proposed parklands and current demands and conditions of existing facilities (*I 8.9, I 8.10, I 8.11, I 8.12*).

8.2.2 Require parkland acquisitions to be fiscally efficient and beneficial to the needs of the community (*I 8.13*).

C. Park Development

Goal

Develop park sites to provide diverse recreational facilities to meet the active and passive recreational needs of the San Clemente residents.

Objective

8.3 Incorporate recreation features and facilities responsive to the preferences of resident population bases that will utilize San Clemente Parks.

Policies

8.3.1 Incorporate park features and facilities that are responsive to the recreational preferences expressed for the general geographic area the park is to serve (*I 8.35*).

8.3.2 Provide a variety of desirable amenities within recreation areas so as to accommodate persons with different leisure time interests (*I 8.1 and I 8.14*).

8.3.3 Consider development of small public parks at special view and canyon locations improve pedestrian paths and trails linking the Hillside Neighborhoods (*I 8.12*).

D. Park Planning and Design

Goal

Create parks that are planned and designed to fit the needs of the community (see Figure 8.3).

Objective

8.4 Provide for the optimum functional and aesthetic integration of all recreational, environmental, cultural and social elements into the planning and designing of city parks.

Policies

8.4.1 Provide a balance of community needs and public financing constraints when undertaking site specific park planning and design (*I 8.15*)

8.4.2 Identify park type and facility needs to utilize as a basis for future selection of specific park sites (*I 8.35*).

8.4.3 Provide an appropriate neighborhood and community park classification system to suit the changing conditions of San Clemente (*I 8.17 and I 8.35*).

E. Renovation and Upgrading of Existing Park

Goal

Ensure City parks are renovated and upgraded to prevent deterioration and design deficiencies.

Objective

8.5 Improve and modernize existing San Clemente parks to overcome both design deficiencies and the deteriorated nature of the facilities.

Policies

8.5.1 Rehabilitate existing San Clemente parks depicted on **Figure 8-1** based on such measures as increased public access, lower maintenance costs and increased service delivery (*I 8.18 and I 8.27*).

F. Community Parks and Neighborhood Parks

Goal

Provide a quality community and neighborhood park network that is fiscally efficient.

Objective

8.6 Distribute future developed park sites to equitably serve a greater number of San Clemente residents while reducing annual maintenance and operational costs per park.

Policies

8.6.1 Review the concept of emphasizing the future establishment of large acreage, centrally located community-based parks over the continuation of small, dispersed "vest pocket" parks (*I 8.13*).

8.6.2 Future acceptance of dedicated parkland by the City should be limited to land that fits the character and requirements of community and/or neighborhood park areas (*I 8.16, I 8.17 and I 8.34*).

8.6.3 Future community and neighborhood park sites and their associated recreation facilities shall be located in accordance with the Parks and Recreation Master Plan for the City of San Clemente as depicted on **Figure 8-2** (*I 8.19 and I 8.20*).

8.6.4 Future community and neighborhood park sites should be in place by the time a significant amount of population expected to be served by the park has been established (*I 8.19 and I 8.20*).

G. Beaches

Goal
Provide and maintain a valuable beach environment for the enjoyable utilization of marine resources by the community.

Objective
8.7 Maintain the valuable beach resources depicted on **Figure 8-1** as a fundamental element to conserve and develop sensitively, thus enhancing the quality and livability of the City of San Clemente.

Policies
8.7.1 Identify the key beach areas which are important to protect through land use regulation because of their inherent environmental, ecological and/or aesthetic contributions (*I 8.16, I 8.17 and I 8.35*).

8.7.2 Locate and enhance the beach areas that will accept limited recreational development without destroying existing natural beauty (*I 8.21*).

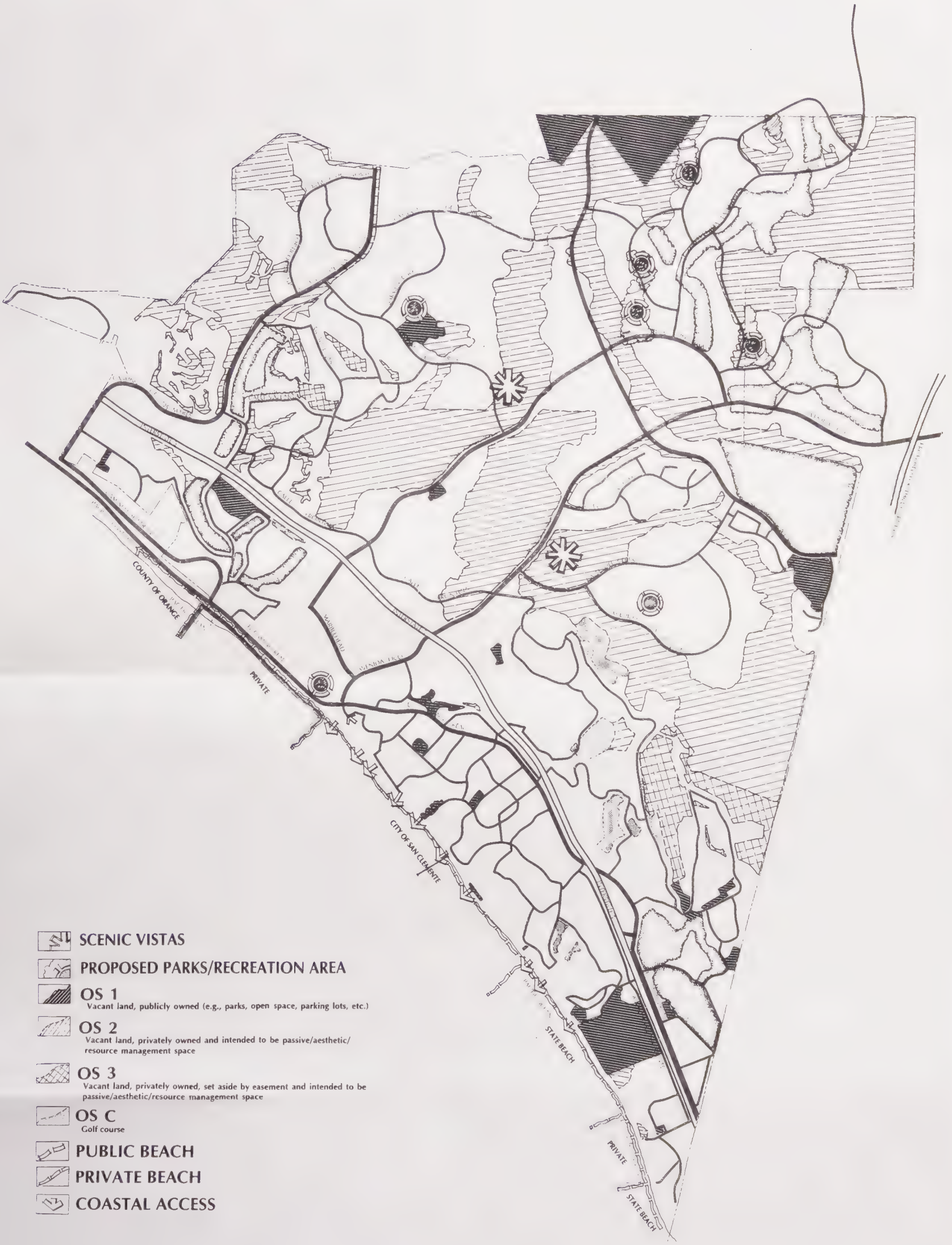
8.7.3 Enhance the Pier and North Beach area to function as the "hubs" of San Clemente beach facilities (*I 8.21*).

H. Open Space and Environmental Quality

Goal
Conserve and enhance the open space and environmental quality of parklands and open areas within the community depicted on **Figure 8-3** the Open Space Plan.

Objective
8.8 Maintain the presence of parklands and open space as a fundamental element to conserve and enhance the natural environment thereby improving the quality and livability of the City of San Clemente.

Policies
8.8.1 Identify those major areas of the City that are important to protect through land use regulation or public ownership because of their inherent environmental, ecological and/or aesthetic contribution to the scenic and natural qualities of San Clemente (*I 8.16, I 8.17 and I 8.35*).



SOURCE: Envicom Corporation, 1992.

OPEN SPACE PLAN

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500

NORTH

FIGURE 8-3

8.8.2 Provide cooperative leadership between private interests and other public agencies to protect and enhance both land and water resources (*I 8.22*).

I. Trail System

Goal
Develop and maintain an effective public trail system, including bicycle, hiking and equestrian trails.

Objective
8.8 Emphasize trail linkage opportunities between community, County and State open space systems as well as the recreational facilities throughout private developments where deemed both necessary and appropriate.

Policies
8.9.1 Develop a comprehensive city-wide trail plan, including an implementation strategy, design criteria and policies for establishing maintenance responsibilities of the trail depicted on Circulation **Figures 4-6** and **4-7** (*I 8.23*).

8.9.2 To the maximum extent possible, the City should explore means by which on-going maintenance for the various trail systems can be accomplished through cooperative-sharing agreements with other public agencies, volunteer user groups or exclusively by private parties (*I 8.23*).

J. Beach Accesses

Goal
Provide and maintain a comprehensive and safe beach access network depicted on **Figure 8-3**.

Objective
8.10 Develop a comprehensive network of improved beach access facilities which will ultimately provide safe access to all City owned beaches.

Policies
8.10.1 Conduct an inventory of existing beach access facilities on a periodic basis to determine requirements of renovation and/or future capital improvement items, prepare a capital improvements program and adopt a prioritization schedule for renovation (*I 8.24*).

K. Joint Use of Park and Recreation Facilities

Goal
Encourage joint uses of park and recreational facilities to lessen the financial burden on public resources.

Objective

8.11 Foster cooperative use of existing land resources and recreational facilities between other public and quasi-public agencies.

Policies

8.11.1 Continue and strive to improve existing joint-use agreements between other public agencies and seek out new opportunities to share established park and recreation resources for the common benefit of San Clemente residents (*I 8.25 and I 8.26*).

L. Park Operations and Maintenance

Goal

Ensure City parks are properly operated and maintained in the most effective and efficient manner.

Objective

8.12 Operate and maintain San Clemente Park and Recreation facilities through programs that are designed for the most effective use and enhancement of the park site at the minimum possible cost.

Policies

8.12.1 Ensure that park facilities are not only functional, but that they are within the realm of realistic maintenance costs (*I 8.15, I 8.27 and I 8.28*).

M. Park Economics and Financing

Goal

Ensure that park development is appropriately phased to coincide with the demand for services as well as City's fiscal resources.

Objective

8.13 Define basic objectives, financing and alternative non-traditional means for timely and balanced development of park and recreation facilities in San Clemente.

Policies

8.13.1 Seek out and aggressively pursue all forms of Federal, State, County, private foundation and endowment support to assist in acquisition, development and programming of park and recreation resources in the City of San Clemente (*I 8.29 and I 8.30*).

8.13.2 Encourage neighborhood groups, organizations, clubs and businesses to take a greater interest and financial responsibility in the improvement of the park and recreation system in San Clemente through the donation of goods, services and financial support (*I 8.30*).

8.13.3 Promote the establishment of a volunteer services component to assist park and recreation programs within the City to stimulate

more direct community involvement and reduce future staffing costs (*I 8.31 and I 8.32*).

8.13.4 Encourage commercial recreation facilities where appropriate that provide services and facilities that could not otherwise be provided by the City (*I 8.31 and I 8.32*).

8.13.5 Encourage, in the future design and programming of community/regional park facilities, that a prime measure of success be the ability of the park investment to generate revenues within the City to help recover requisite operational and maintenance costs (*I 8.13 and I 8.32*).

8.13.6 The City shall update, as needed and appropriate, the park-in-lieu fee assessed to all new development (*I 8.33 and I 8.34*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the parks and recreation policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies which it implements.

A. Recreational Programming

I 8.1 Provide an appropriate amount and variety of sports fields and other recreational amenities in San Clemente Parks to meet the needs/demands of the community.

Responsibility: City of San Clemente Community Development Department and Department of Public Works Departments in cooperation with the Beaches, Parks and Recreation Department.

Funding Source: Planning and Design: City of San Clemente General Fund, redevelopment tax increment revenue and/or development application fees.

Construction/Implementation: Redevelopment tax increment revenue, development conditions or fees and or Mellow-Roos or other assessment district.

Schedule: Ongoing or as funding permits.

I 8.2 Work with the outside agencies such as the Talega Conservancy, etc. to evaluate the feasibility of establishing a nature center, marine center, and/or other such educational/recreational amenities in San Clemente.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks and Recreation Department.

Funding Source: State and Federal grants, special assessment fees and/or general fund.

Schedule: As funding permits.

I 8.3 Design and provide for barrier-free access to all San Clemente facilities through the development review process.

Responsibility: City of San Clemente, Department of Community Development.

Funding Source: City of San Clemente General Fund and/or application fees.

Schedule: Ongoing as project applications are submitted.

I 8.4 Research the need of providing after school and summer recreation programs for children.

Responsibility: City of San Clemente, Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 8.5 Research the need for integrating the developmentally disadvantaged into regular recreation department programming efforts and consider amending existing programs or adding new programs as appropriate to meet the integration needs.

Responsibility: City of San Clemente, Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 8.6 Provide lifeguard services, as needed.

Responsibility: City of San Clemente Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as funding is available

I 8.7 Establish a new swim center at a future site.

Responsibility: City of San Clemente Community Development Department and Department/Engineering Division of Public Works in cooperation with the Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: Within five (5) years of General Plan adoption, or as funding permits.

I 8.8 Establish cooperative, interpretive, historical and environmental education programs utilizing various natural and cultural resources found in San Clemente.

Responsibility: City of San Clemente, Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within five (5) years of General Plan adoption or as funding permits.

B. Parkland Planning and Development

I 8.9 Adhere to the implementation and prioritization program established within the Parks and Recreation master plan.

Responsibility: City of San Clemente Community Development Department/Engineering Division and the Department of Beaches, Parks and Recreation.

Funding Source: Planning and Design: City of San Clemente General Fund, redevelopment tax increment revenue and/or development application fees.

Construction/Implementation: Redevelopment tax increment revenue, development conditions or fees and or Mellow-Roos or other assessment district.

Schedule: Ongoing, as funding permits.

I 8.10 Update acreage and park facility requirements periodically to ensure that needs and demands are being met.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding is available.

I 8.11 Emphasize the protection, enhancement and sensitive development of park and open space areas which possess great scenic, environmental, historic, and cultural values.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as project applications are submitted.

I 8.12 Ensure that park sites have numerous access points to various roads, paths and trails.

Responsibility: City of San Clemente, Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as project applications are submitted/Beaches, Parks, and Recreation.

I 8.13 Require an analysis of costs and benefits to the City prior to acquiring any new parklands.

Responsibility: City of San Clemente, Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As new parklands are proposed to be acquired.

I 8.14 Provide a balance in the distribution of active and passive spaces in the City's parks.

Responsibility: City of San Clemente, Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or application fees.

Schedule: Ongoing as parks are developed.

I 8.15 Adequate funding and manpower adjustments shall be a prerequisite to developing additional park acreage.

Responsibility: City of San Clemente, Community Development Department in cooperation with the Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund.

Schedule: Ongoing as funding is available.

I 8.16 Utilize park acreage and recreational facility development projections contained in the Parks and Recreation Master Plan and the Growth Management Element as a guideline in the assessment of particular sites for the future acquisition or dedication of parkland.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As new parklands are proposed to be acquired.

I 8.17 Apply the park classification system established in the Parks and Recreation Master Plan as the minimum level of acceptable size and development character as suited to the needs of San Clemente residents.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund and/or application fees.

Schedule: Ongoing as funding is available.

I 8.18 Implement park rehabilitation and restoration recommendations emphasized in the Parks and Recreation Master Plan.

Responsibility: City of San Clemente Beaches, Parks, and Recreation Department.

Funding Source: Planning and Design: City of San Clemente General Fund, redevelopment tax increment revenue and/or development application fees.

Construction/Implementation: Redevelopment tax increment revenue, development conditions or fees and or Mellow-Roos or other assessment district.

Schedule: Ongoing, as funding permits.

I 8.19 Establishment of future park sites should adhere to the sequence set forth in the Implementation and Prioritization section of the Parks and Recreation Master Plan, applicable specific plans and/or development agreements.

Responsibility: City of San Clemente Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: Ongoing, as funding is available.

I 8.20 Development of new neighborhood and community parks should be considered as an essential public improvement on the same scale and sequence as the initial construction of roads and utility systems serving new residential bases of the City.

Responsibility: City of San Clemente Community Development and Beaches, Parks, and Recreation Departments.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: Ongoing, as funding is available.

I 8.21 Develop facilities that can be used during all of the seasons. Add these facilities to the beach areas which have existing improvements.

Responsibility: City of San Clemente Community Development Department/Engineering Division and the Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: Ongoing in accordance with the Parks and Recreation Master Plan and as funding permits

I 8.22 Coordinate with local, state and federal agencies to ensure the proper protection and/or enhancement of the City's open space and recreational resources.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing, as funding is available.

I 8.23 Complete the undertaking of the City-wide recreational circulation study and incorporate it into the Parks and Recreation Maser Plan. This would combine the aims of the State Trails Plan, the County Equestrian Trails Plan, the Local Coastal Plan (Coastal Access), and the Circulation Element of the City General Plan into a unified and coordinated trails plan for San Clemente (see **Figure 4-6** and **4-7**). Issues such as implementation strategy, funding and the establishment of design criteria and maintenance responsibilities should be included in this plan.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund development application fees and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption, or as funding permits.

C. Existing Parkland Maintenance and Renovation

I 8.24 Conduct an inventory of existing beach access facilities, their condition and identify and prioritize needed improvements. Prepare a capital improvements plan accordingly.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 24 months of General Plan adoption, or as funding permits.

I 8.25 Improve and modify the existing joint-use facility agreements with school districts and other agencies to allow for full-scale implementation of the various joint-use proposals contained in the Parks and Recreation Master Plan.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing, as funding is available.

I 8.26 Promote cooperative development and use prospects with the County of Orange at Prima Deshecha Regional Park, the State of California at San Onofre State Park, San Clemente and Calafia State Beach Park.

Responsibility: City of San Clemente Community Development Department /Engineering Division in cooperation with the Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund development condition and/or fees, and/or other available funding sources approved by the City.

Schedule: Within five (5) years of General Plan adoption, or as funding permits.

I 8.27 Prepare landscape and design guidelines and standards that emphasize means and methods for maintenance, energy and water costs reduction for existing and future park sites.

Responsibility: City of San Clemente Community Development Department and Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within five (5) years of General Plan adoption, or as funding permits.

D. Park Facilities and Activities Financing

I 8.28 Conduct a periodic in-house review and evaluation of park facilities in order to achieve the highest efficiencies possible in operation and maintenance costs.

Responsibility: City of San Clemente, Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Annually, or as funding is available.

I 8.29 Explore the merits of hiring a grants and endowments coordinator to increase the depth and effectiveness of lobbying and funding procurement efforts for parks and recreation as well as other applicable City programs and functions.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within five (5) years of General Plan adoption, or as funding permits.

I 8.30 Consider establishing a non-profit foundation to solicit private organizations to sponsor public recreation activities, supply equipment and uniforms, donate facilities in parks, etc., and to act as a vehicle to provide clear tax advantages to donors and contributors of funds and resources.

Responsibility: City of San Clemente Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within five (5) years of General Plan adoption, or as funding permits.

I 8.31 Develop planning guidelines or incentives that encourage industrial and office park developments to provide athletic clubs and other applicable

outdoor recreation facilities specifically targeted toward their day-use working population base.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 24 months of General Plan adoption, or as funding permits.

I 8.32 Identify those prime park sites and proposed recreation facilities which can be better operated by private investors/operators, and solicit proposals from qualified entities for development and management thereof.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: As necessary, or when funding is available.

I 8.33 Park-in-lieu fees collected from residential developments will be channeled exclusively to Park and Recreational (neighborhood, community, and special use/resource) area or facility acquisition and development.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks, and Recreation Department.

Funding Source: Park-in-lieu fees collected from development in accordance nexus legislation.

Schedule: Ongoing as project applications are submitted.

I 8.34 The City shall update, as needed and appropriate, the park-in-lieu fee that is assessed to all new residential development.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund and/or Park-in-lieu fees collected from development in accordance nexus legislation.

Schedule: Annually, or as funding permits.

I 8.35 The City shall update the Parks and Recreation Master Plan periodically to ensure that existing new facilities meet the needs of the City as it changes and grows.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks and Recreation Department.

Funding Source: City of San Clemente General Fund development condition or fees, and/or other available funding sources approved by the City.

Schedule: Every five (5) years, as needed or as funding permits.

9.0

Growth Management

CITY OF
SAN
CLEMENTE

GENERAL
PLAN

9.0 GROWTH MANAGEMENT

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I. STATUTORY REQUIREMENTS

As a result of Measure M, the County of Orange requires the preparation of local growth management elements to enable receipt of the voter-approved funds for local highway and other transportation improvements. Its scope and content are defined by County guidelines and subject to its review and approval. The County further intends that this element will satisfy state requirements for the preparation of local congestion management plans to access Proposition 111 transportation improvement funds.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

As the City of San Clemente continues to develop, some assurances needs to be made with regards to the community's infrastructure capacity and the adequacy of public services to support the existing and future land uses.

The following summarizes the significant growth management opportunities and constraints (issues), affecting the City of San Clemente:

1. The need to develop levels of service standards to ensure that the necessary community infrastructure and public services and facilities are adequately provided.

2. The need to appropriately phase community services, facilities and infrastructure enhancements with the timing of new development.

3. The need to ensure that community services, facilities and infrastructure are adequately funded.

III. OVERVIEW OF GROWTH MANAGEMENT POLICIES

This element represents the City of San Clemente's growth management program. It includes goals, policies, standards and implementation, mitigation and funding programs for twelve (12) public facility/service categories. These categories were established by an eleven (11) member City Council appointed citizen's committee. The committee identified the essential facilities and services that most impact the City. The committee then divided the City into seven (7) planning areas based on geographical and jurisdictional boundaries within the City. They utilized the various City planning and engineering documents, studies and plans, strategic plans, master plans and county, state and national standards as well as other relevant information to determine the ideal standards the City should achieve. The Committee then developed goals, standards, phasing and funding programs to implement the desired level of service for each category. The policies of the Growth Management Element address the following:

1. Providing adequate Civic Center Facilities and Services.
2. Providing and maintaining adequate Drainage and Flood Control Facilities.
3. Providing and maintaining adequate Fire/Emergency Medical Service.
4. Providing and maintaining adequate Library Facilities and Services.
5. Providing and maintaining adequate Open Space.
6. Providing and maintaining adequate Parking Standards.
7. Providing and maintaining adequate Parks Facilities and Services.
8. Providing and maintaining adequate Police Facilities and Services.
9. Providing and maintaining adequate School Facilities.
10. Providing and maintaining adequate Sewer Facilities.
11. Providing and maintaining adequate Circulation System.
12. Providing and maintaining adequate Water Facilities and Services.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for growth management in the City of San Clemente. Implementing programs are contained in the following sub-section. At the end of each policy is listed a capital "I" and number parentheses which refers to the pertinent implementing program.

A. Civic Center

Goals

- To finance facilities and equipment necessary as established through the Growth Management Element of the General Plan in a manner such that the proportional increase required due to new development within the City will be provided by the developer.

- To acquire land for a Civic Center facility in the amount of 10 to 20 acres and on a site located as recommended by the Blue Ribbon Committee, or as determined by further study.

- To provide a public safety facility on the new Civic Center site.

- To ensure community meeting rooms and auditoriums are incorporated into the design for Civic Center.

Policies

9.1.1 Establish the following standards for the provision of Civic Center facilities:

a. City-wide; 560 square feet per 1000 population at ultimate buildout.

b. Area-wide; Not applicable

c. Site Specific; Pending completion of fiscal analysis (*I 9.1*).

9.1.2 Provide improvements to upgrade the existing conditions of the Civic Center in accordance with the approved Growth Management standards (*I 9.1*).

9.1.3 Require that new development pay impact fees to cover their proportionate cost of meeting the approved Civic Center Standards (*I 9.1*).

B. Drainage/Flood Control

Goal

Provide sufficient flood control facilities that protect lives and property.

Policies

9.2.1 Update the City's Master Drainage Plan and assess the City storm drain system's ability to convey a 100-year storm *(I 9.2, I 9.3, and I 9.4).*

9.2.2 Identify and adopt interim flood control standards based on existing conditions and once the update to the City's Master Drainage Plan is completed, reassess these interim standards and revise them accordingly *(I 9.2, I 9.3, and I 9.4).*

9.2.3 Coordinate efforts between Orange County Flood Control District and the City in new construction and maintenance responsibilities of drainage facilities *(I 9.2, I 9.3, and I 9.4).*

9.2.4 Consider the use of greenbelts and other open-space/recreational areas for retention/detention facilities *(I 9.2, I 9.3, and I 9.4).*

C. Fire/Emergency Medical Service

Goal

Protect the public health, safety and welfare by providing sufficient Fire/EMS service and facilities throughout the City.

Policies

9.3.1 Develop appropriate Fire/EMS response standards *(I 9.5, I 9.6, and I 9.7).*

9.3.2 Consider both operational and facility alternatives to ensure Fire/EMS facility and response standards are achieved *(I 9.5, I 9.6, and I 9.7).*

9.3.3 Consider flexible funding approaches to address both Fire/EMS facilities and operation, and avoid further tax inequities relating to Fire/EMS operational costs as new development occurs *(I 9.5, I 9.6, and I 9.7).*

9.3.4 Consider a regional perspective for Fire/EMS response, including the County Fire Department's facility locations and response times in the development of the City Fire Department's Strategic Plan Development *(I 9.5, I 9.6, and I 9.7).*

D. Library

Goal

Provide library facilities that meet the City's needs.

Policies

9.4.1 Adhere to the County of Orange's minimum library facility standard (*I 9.8 and I 9.9*).

9.4.2 Coordinate with the County to construct an additional public library facility within the City (*I 9.8 and I 9.9*).

9.4.3 Consider joint use of existing library facilities by expanding access and utilization of Capistrano Unified School District's school libraries (*I 9.8 and I 9.9*).

E. Open Space

Goal

Provide the appropriate amount of designated open space within the City, both active and passive, as identified and required through the General Plan, specific plans and other applicable documents. To minimize the impact of development on existing ridgelines and designated natural open space areas in order to provide for the open space needs of the residents and community.

Policies

9.5.1 Incorporate text within the Conservation/Open Space element of the General Plan and Specific Plans and apply conditions through discretionary actions ensuring that the existing 4,227 acres of designated open space be maintained (*I 9.10, I 9.11 and I 9.12*).

F. Parks

Goal

- Provide parks and recreational opportunities for all residents and visitors.
- Emphasize those recreational specialties unique to San Clemente which will contribute to continuing visitation and economic development opportunities.

Policies

9.6.1 Adhere to the City Parks and Recreation Master Plan Program which establishes standards for community, neighborhood and special parks and provides means for funding, phasing and operations of City parks (*I 9.13, I 9.14, and I 9.15*).

9.6.2 Provide the public/private partnerships and the fiscal tools to secure and develop parks in a timely manner (*I 9.13, I 9.14, and I 9.15*).

9.6.3 Coordinate with the County and State to satisfy and trails system regional needs and to link the City's parks and recreation system with the Prima Deschecha regional park and the San Onofre State Park (*I 9.13, I 9.14 and I 9.15).*

9.6.4 Coordinate with the Capistrano Unified School District for joint use of park and school facilities (*I 9.13, I 9.14 and I 9.15*).

G. Police

Goal
Protect the public health, safety, and welfare by providing sufficient City Police Department services and facilities throughout the City.

Policies

9.7.1 Develop a Police Department Strategic Plan to:

a) Consider both operational and facility alternatives to ensure effective police response and facility standards are provided at ultimate buildout of the City.

b) Consider a regional perspective in police response, including the county facility locations, manpower, and response times when developing the City's Police Department Strategic Plan.

c) Monitor response times for "priority one" calls which will be the basis for establishing an achievable City police response standard (*I 9.16 and I 9.17*).

9.7.2 Continue to maintain an on-going crime prevention program offering a wide range of services (*I 9.16 and I 9.17*).

H. Schools

Goal
Maintain and enhance the existing education system and opportunities for students and residents of the City.

Objectives

9.8 a Maintain and enhance educational programs and standards adopted by the Capistrano Unified School District (CUSD) and State (*I 9.18*).

9.8 b Maintain regular communication between the City and CUSD (*I 9.18*).

9.8 c Monitor development activities within the City and have CUSD and the City coordinate population projections to address ways to meet future educational needs (*I 9.18*).

Policies

9.8.1 Continue to have City officials communicate and cooperate with the CUSD, especially in the areas of population projections, development of schools and funding sources, through annual monitoring of development activities (*I 9.18*).

9.8.2 Consider joint use of school, library, and park facilities to assist in meeting the recreational and educational needs of the community (*I 9.18*).

9.8.3 Encourage the CUSD to adhere to their master plan (*I 9.18*).

9.8.4 Solicit input from the Capistrano Unified School District to help in assessing the educational impact created by new development through the RDEB progress (*I 9.18*).

I. Sewer

Goal

- Provide a Wastewater Treatment, Disposal and Collection System designed to meet the City's existing and future needs and address the impacts of new development on those systems.

Policies

9.9.1 Adhere to the City's Wastewater Master Plan (June 1982) and the Project Report for Water Reclamation Plant (1984,1985), and/or as revised and updated (*I 9.19, I 9.20, and I 9.21*).

9.9.2 Assure that the development outside the City's sewer service area provides the necessary treatment, disposal and collections for that district to serve the project (*I 9.19, I 9.20, and I 9.21*).

9.9.3 Provide for the maintenance of the existing wastewater treatment, disposal and collection systems and complete systems currently under construction (*I 9.19, I 9.20, and I 9.21*).

9.9.4 Assess alternate buildout scenarios within the City based on the City's treatment, disposal and collection system constraints (*I 9.19, I 9.20, and I 9.21*).

9.9.5 Within the City's service area, to ensure no City approvals are granted through the discretionary review process and building permit process, including General Plan Amendments, Specific Planning Amendments, Tentative Tract Maps, Site Plan Reviews, Conditional Use Permits and Building Permits which exceed the capacity of the treatment, disposal and collection system available to serve the project within that service area, concurrent with development (*I 9.19, I 9.20, and I 9.21*).

9.9.6 Develop mechanisms for monitoring the sewer system and how sewage capacity is allocated within the City, with this information to be used in assessing the impact of new development (*I 9.19, I 9.20, and I 9.21*).

J. Traffic

Goal

- Provide a high level of mobility on the City's circulation system.

- Provide circulation improvements to accommodate both the existing and planned residential, commercial and industrial development, while achieving a desirable traffic level of service city-wide.

- Address the traffic impact associated with new development and the City's ability to maintain and monitor a desirable traffic level of service.

Policies

9.10.1 Maintain a City-wide level of service (LOS) not exceeding LOS "D" for intersection during peak hours with the exception of the intersection of the I-5 southbound ramps at Avenida Pico, unless the City determines an exception is warranted on an interim basis in accordance with the adopted "exception process" (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).

9.10.2 Maintain a City-wide level of service for links not to exceed LOS "C" for Primary Arterials, Secondary Arterials, and Local Streets; not to exceed LOS "D" for Major Arterials; and not to exceed LOS "E:" for Commercial Facilities (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).

9.10.3 Monitor and participate in County, Regional, and State improvement programs regarding traffic and circulation (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).

K. Water

Goal

- Ensure water supply, transmission and distribution systems are provided to serve the City.

- Forecast the City's water supply needs to avoid unexpected shortfalls.

Policies

9.11.1 Enforce an interim standard effective upon adoption of this category and to establish ultimate standards as part of a new or amended water master plan, for emergency, operational and seasonal water storage needs of the City (*I 9.27, I 9.28, and I 9.29*).

9.11.2 Work with the City's water suppliers to ensure both supply and transmission facilities are available to prevent deficiencies and unexpected shortfalls (*I 9.27, I 9.28, and I 9.29*).

9.11.3 Promote water conservation practices (*I 9.27, I 9.28, and I 9.29*).

L. Parking Standards

Goals

- To provide parking to meet the needs of the community including the commercial areas of El Camino Real and Del Mar.

- To design parking facilities in scale with surrounding buildings and sites.

- To be sensitive to the parking needs.

- To centralize and organize parking.
- To identify magnet areas and establish the parking needs within these areas.

Policies

9.12.1 Establish the following standards for parking:

a. On-site parking standards based on zoning ordinance provisions and reassessed through comprehensive zoning update.

b. Off-site parking standards based on area parking plans to provide public/private parking.

c. Public Magnet Areas: public parking be provided within the area.

d. Private Magnet Areas: parking provided on-site and in accordance with requirement per the Zoning Ordinance.

e. Joint Venture Areas: parking needs determined and provided through a review process.

f. Through the comprehensive Zoning Ordinance Update, reassess each parking requirement including employee parking provisions.

g. Develop area parking plans for the Pier Bowl, North Beach, Del Mar and El Camino Real areas for public/private parking needs and mechanisms for implementation.

h. Public and joint venture parking to be assessed based upon:

- access/circulation
- alternative modes of transportation
- community-wide cost/benefit analysis
- consideration of site specific and City-wide and regional wide perspectives
- existing parking
- fiscal an economic analysis
- parking management programs
- proposed development within the area
- redevelopment activities
- seasonal considerations
- scale and massing of existing and proposed (*I 9.30*).

9.12.2 Require that parking improvements be phased using the following criteria:

a. Policy determination regarding priority needs of each area.

b. Formation of these destination/people generating areas (*I 9.30*).

9.12.3 Provide funding for parking improvements based on the following criteria:

a. The cost of development of City owned parking shall be determined through the parking assessment study for the specific lot/facility.

b. The cost of development of privately owned parking shall be paid by the developer.

c. The operation and maintenance of City owned parking shall be paid by the City's General Fund or other funding as available.

d. The operation and maintenance of privately owned parking shall be the responsibility of the developer.

e. The cost of development and the operation and maintenance of joint ventures parking shall be determined as part of the development of joint venture.

f. Utilization of the following funding mechanisms:

- Public/Private Agreements
- General Fund
- Redevelopment Fund
- In-lieu Parking Funds
- Beach Parking Impact Fees
- Alternative Funding Mechanisms
- Parking meter/permit fees
- State/Federal funds (*I 9.30*).

V. IMPLEMENTATION PROGRAMS AND STANDARDS

The following indicates the programs which shall be carved out by the City of San Clemente to implement the to implement the goals, objectives, and policies; and standards of the Growth Management Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. These are noted in the parentheses at the close of each policy.

A. Civic Center

Level of Service Standards

I 9.1 A. City-wide
Standard 560 square feet per 1000 population at ultimate buildout.

B. Area-wide
Standard Not applicable

C. Site Specific
Standard Pending completion of fiscal analysis.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: Improvements to upgrade the existing condition to meet the approved standards shall be paid by the City's General Fund, or other funding mechanisms.

New development shall be required to pay impact fees to cover their proportionate cost of meeting the approved City Hall Standards.

Schedule: Within five (5) years, the City shall achieve the approved standards, or as funding permits.

B. Drainage/Flood Control

Level of Service Standards

I 9.2 Interim standards to be utilized until adoption of the update to the City's Master Drainage Plan:

a. The main channels within the City as defined by the City Master Drainage Plan and/or Orange County Flood Control District shall convey the 100-year storm runoff and/or provide retention facilities as approved by the City.

b. All drainage improvements shall be constructed in accordance with City, County, and state standards.

c. All new development impacting tributaries flowing into the main channels, as defined by the City's Master Drainage Plan, shall provide drainage facilities including, but not limited to, street, storm drains, or channels to convey the 25-year storm runoff and/or provide 100-year flood protection for buildings/structures in a manner approved by the City. Methods may include retention or construction of new drainage facilities.

Note: Upon completion of the City's update to the Master Drainage Study and finalization of the designs for the MO1 and MO2 improvements, the City shall reassess these interim standards and revise the interim standards accordingly, if necessary.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: See Below

Schedule: As required by the phasing specified in the City's Master Drainage Plan, M01, M02, or concurrent with development and as funding permits.

Mitigation

I 9.3

To continue to ensure new development complies with City and federal regulations relating to flood protection.

Develop and implement an annual monitoring program to ensure the drainage goals and service standards are achieved.

Responsibility: City of San Clemente, Department of Community Development/Engineering Division.

Funding Source: See Below

Schedule: Within two (2) years of General Plan adoption.

Development compliance: Ongoing as development applications are submitted or as funding permits.

Funding

I 9.4 Require on-site private drainage improvements concurrent with new development as well as the continued funding of the operation/maintenance of those improvements, to ensure the project will pay it's fair share.

Continue to collect Drainage Impact Fees at the time of approval of the final map to pay for the cost of drainage improvements as designated by the City's Master Drainage Plan.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fee/conditions on development.

Schedule: As development applications are submitted.

C. Fire/EMS

Level of Service Standards

I 9.5 Adhere to City Ordinance 962 requiring a five (5) minute response time for Fire/EMS, prior to issuance of building permits.

Ensure at ultimate buildout, the City achieves a five (5) minute Fire/EMS response (as defined by the City Fire Department) for 85% of "Code 3" calls, to all areas of the City.

Establish the following Fire Department facility size standards as recommended in the Fire Department's Strategic Plan, once the Strategic Plan is adopted by City Council.

- Multi company station: 9,000 sq. ft/structure and 1.5 to 2 acre/site
- Satellite station: 7,000 sq. ft/structure and 1 to 1.5 acre/site

Responsibility: City of San Clemente Community Development Department and the Fire Department.

Funding Source: See Below

Schedule: As recommended in the Fire Departments Strategic Plan, or as funding permits.

Mitigation

I 9.6 Consider the use of portable stations, relocation of existing facilities, increasing volunteers, and other means to provide necessary service while developing operational and facility standards.

Continue to work with the County to develop effective regional Fire/EMS response coordinating the County fire department's facility locations and response times with the City's.

Continue to maintain strict adherence to City, State and national regulatory requirements including Uniform Building and Fire Codes.

Develop and implement an annual monitoring program to ensure the Fire/EMS goals and service standards are achieved.

Responsibility: City of San Clemente Community Development Department and the Fire Department.

Funding Source: See Below

Schedule: Monitoring program: Within two (2) years of General Plan adoption or as funding permits.

Strategic Plan: Within one (1) year of General Plan adoption, or as funding permits.

Funding

I 9.7 Continue to utilize the current standards of requiring new development to proceed subject to approval of funding for facilities and/or construction of facilities that would provide an actual five minute Fire/EMS response prior to the issuance of building permits.

Develop new funding means to provide for operation and maintenance Fire/EMS services.

Off-set the cost of providing new Fire/EMS facilities by continuing to collect public safety fees from new development prior to the issuance of their building permits.

Responsibility: City of San Clemente Community Development Department and Fire Department.

Funding Source: City of San Clemente General Fund and/or Public Safety fees collected from new development.

Schedule: Ongoing as development applications are submitted or as funding permits.

D. Library

Level of Service Standard

I 9.8 Adhere to the County of Orange's minimum library standards of:

- One (1) acre of land per 10,000 square feet of structure for new library facilities.
- Five (5) people served per one (1) square foot of library facilities.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, County of Orange's General Fund, and/or other City/County approved funding mechanisms.

Schedule: As needed to meet the County of Orange's library standards, or as funding permits.

Within two (2) years of San Clemente reaching a population ≥ 50,000, a new library facility shall be coordinated with the County of Orange as funding permits.

Mitigation

I 9.9 To monitor library facilities and petition the County for additional services/facilities when the population of San Clemente reaches 50,000.

Coordinate with the County of Orange for consideration of a new facility to be centrally located within the City.

Coordinate with the Capistrano Unified School District to consider joint use of school libraries.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, County of Orange's General Fund, and/or other city/county approved funding mechanisms.

Schedule: As needed to meet the County of Orange's library standards, or as funding permits.

Within two (2) years of San Clemente reaching a population ≥ 50,000, a new library facility shall be coordinated with the County of Orange as funding permits.

E. Open Space

Area-wide Standards (See **Figure 9-1** for area boundaries)

I 9.10 Area 1 - Northerly Portion of the City

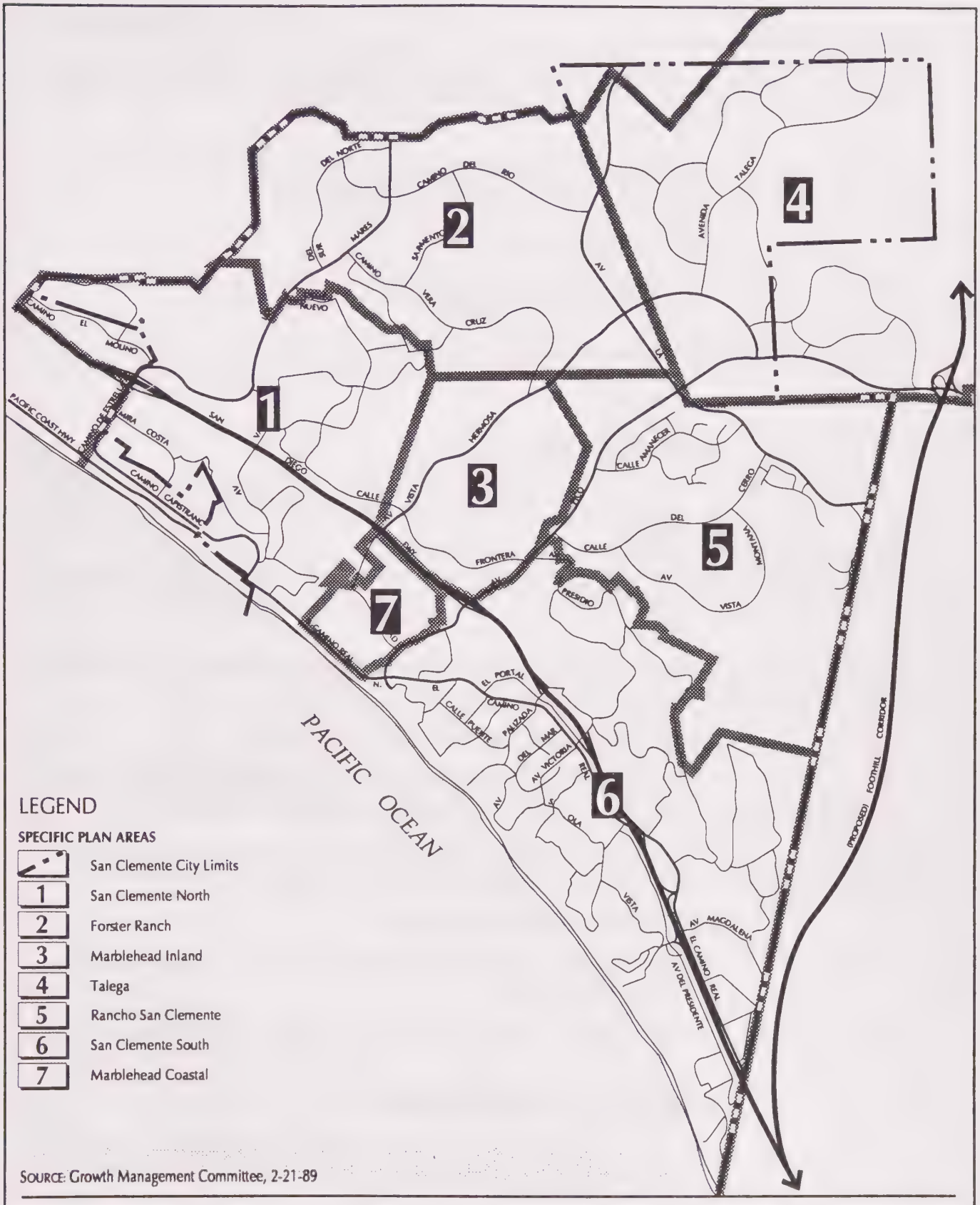
a. For new development within Area 1, the City's site specific zoning ordinance standards shall apply.

b. To adhere to the City's Local Coastal Plan for those areas within the coastal zone.

Area 2 - Forster Ranch*

a. To maintain a minimum of 779.5 acres of designated open space, or 30 percent (whichever is greater), within the Planning Area of Forster Ranch.

* Designated open space in accordance with Specific Plan as of 9/18/92



OPEN SPACE SUB/AREA BOUNDARY MAP

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500 NORTH

FIGURE 9-1

b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

c. Joint use of active open space facilities including the Cristianita pageant site, park and school sites is encouraged.

Area 3 - Marblehead Inland Ranch*

a. To maintain a minimum of 458 acres of designated open space, or 30 percent (whichever is greater), within Marblehead Inland.

b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

Area 4 - Talega Ranch*

a. To maintain a minimum of 822 acres of designated open space, or 30 percent (whichever is greater), within the City portion of Talega Ranch.

b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

c. Retain the Reserve area in a natural state in perpetuity, and prohibiting encroachment of active uses.

Area 5 - Rancho San Clemente*

a. To maintain a minimum of 1,099 acres of designated open space, or 30 percent (whichever is greater), within Ranch San Clemente.

b. Any encroachment for active uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

Area 6 - Southerly Portion of the City

a. For new development, the City's site specific zoning ordinance standards shall apply.

b. To adhere to the City's Local Coastal Plan for those areas within the coastal zone.

Planning Area 7 - Marblehead Coastal

a. To ensure through the Specific Plan for Marblehead Coastal, a minimum of 30% open space be designated within the Marblehead Coastal boundaries.

b. Through the specific plan process, the owner and City shall work together in determining the amount, location and type of the

designated open space required (30% minimum per D-D District standards) for the Marblehead Coastal site. Topography and soils conditions will be included in this determination.

c. The City shall determine through the specific plan process for Marblehead Coastal, those open space areas to be developed and designated as active uses such as bikeways, trails, view parks, golf courses, etc.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund fees/conditions from development and/or development application fees.

Schedule: Ongoing as project applications are submitted, or as funding permits.

Level of Service Standard (City-wide)

I 9.11 Prepare a detailed inventory of open space areas, natural features and other significant resources to be preserved and incorporate this into the Conservation/Open Space element with goals, policies, and implementation programs regarding their preservation.

Initiate zoning amendments and specific plan amendments to define and develop standards for "usable," "active," and "individual" open space and utilize these standards when reviewing both conventional and planned unit development subdivisions.

Establish and enforce the following standards:

- Single family development shall provide a minimum of 800 square feet per unit of usable open (once defined) space. Multi-family development shall provide a minimum of 500 square feet per unit of usable open space, (once defined) or as defined in the applicable specific plan, or as otherwise approved.
- Within coastal canyons, the City's Local Coastal Plan provisions and State Coastal Act shall apply.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or fees from development applications.

Schedule: Resource Inventories: Within one (1) year of General Plan adoption or as funding permits.

Zoning Amendments: Within one (1) year of General Plan adoption or as funding permits.

Mitigation Programs

I 9.12 Ensure that the maintenance of designated open space is provided by the master developer, master association or sub-association.

Seller of a property(s) containing designated open space, shall provide notification to the buyer regarding any limitations or restrictions applicable to designated open space areas within or adjacent to the properties being sold.

Ensure that any proposed reduction or re-designation of designated open space proposed by a developer require compensation of equal or greater monetary value and/or area to the City in a manner and location approved by the City.

Ensure that any proposed encroachment into designated open space shall be for City-wide benefit only, as determined by the City through a specific plan amendment and/or other applicable discretionary action.

Preserve and protect designated coastal canyons and other designated natural features as determined significant by the City when development is proposed adjacent to or within these coastal canyons or other natural features.

Preserve designated open space(s) and ensure protection of natural formations, habitat and other natural resources as determined by the City.

Encourage the Capistrano Unified School District to consider joint use of existing or proposed school and park sites to complement existing designated open space.

Develop City-wide zoning standards applicable to both in-fill and specific plan areas for "usable", "active" and "passive" open space requirements.

Develop a program to require developers and/or master and sub-associations dedicate public uses within designated open space to the City, such as public bikeways, view parks, and pedestrian trails. The City Council shall also develop a program to accept responsibility, liability and maintenance obligations for public uses within designated open space, such as public bikeways, view parks and pedestrian trails which are accepted for dedication to the public.

To continue to coordinate with the County of Orange to ensure consistency with the adopted Measure 'M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop and implement an annual monitoring program to ensure the open space goals and service standards are achieved.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, fees from development applications and/or other available funding sources approved by the City.

Schedule: Administrative: Ongoing as funding permits.

Dedication Program: Within one (1) year of General Plan adoption or as funding permits.

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

F. Parks

Level of Service Standard:

I 9.13 Ensure that the following standards are met for community, neighborhood and special use parks in all City planning efforts:

a. **Community Parks:** 3 acres per 1,000 residents or in-lieu fee payment.

- Community Park Size: 10 to 20 acres
- Service Area: 1.5 mile radius
- Residents services: 15,000

b. **Neighborhood Parks:** 5 acres per 1,000 residents.

- Neighborhood Park Size: 5 to 10 acres
- Service Area: .5 mile radius
- Residents service: 5,000 residents

c. **Special Use Parks:** As determined by Parks Master Plan, including the beach, softball complex, and the Ole Hanson Beach Club.

To establish a maintenance standard of one park maintenance worker per seven acres of developed parkland.

Responsibility: City of San Clemente Community Development and Beaches, Parks and Recreation Department.

Funding Source: See Below

Schedule: Ongoing as funding permits

Mitigation

I 9.14 Continue to ensure that neighborhood parks be constructed in accordance with the phasing specified in the Parks and Recreation Master Plan, the Specific Plan, the Local Parks Implementation Program of the Talega Ranch and as required through the discretionary review process.

Continue to promote recreational opportunities including special events such as the Ocean Festival, art fairs and Fiesta.

Continue to promote recreational opportunities at North Beach, the Pier Bowl, the softball complex and other City parks and recreational facilities.

Continue to coordinate with Capistrano Unified School District regarding the development of joint use of park and school facilities.

Develop and implement an annual monitoring program to ensure the park goals and service standards are achieved.

Responsibility: City of San Clemente Community Development and Beaches, Parks and Recreation Department.

Funding Source: See Below

Schedule: Administrative: Ongoing as development projects are submitted.

Park Construction: Within three (3) years of reaching the community parks per 1,000 population standard or as funding permits.

Monitoring Program: Within two (2) years of adoption of the General Plan or as funding permits.

Funding

I 9.15 Continue to satisfy the parks land acquisition standards of the Quimby Act of five acres per 1,000 population, or payment of in-lieu park fees, to ensure new development pays its fair share.

Continue to utilize conditions of approval, development agreements, permit fees and general funds to ensure the acquisition and development of parks, in a timely manner.

Responsibility: City of San Clemente Community Development Department and the Beaches, Parks, and Recreation Department.

Funding Source: City of San Clemente General Fund, Quimby fees, Municipal Bonds, Tax Redevelopment Increment, developer fees and/or other available funding sources approved by the City.

Schedule: Ongoing as development applications are submitted as funding permits.

G. Police

Level of Service Standard

I 9.16 Facility standard of 500 square feet of work space per 1,000 population for police facilities at the City's ultimate buildout.

Adopt an achievable response standard for "priority one' calls by way of:

a. determining whether the recommended ideal police response standard of five (5) minutes for 85 percent of the "priority one" calls, as defined by the Police Department, can be achieved.

b. assessing the Police Department's actual response for "priority one" calls as determined by the Police Department's computer tracking system which would be used in establishing an actual response standard for 85 percent of the "priority one" calls.

Responsibility: City of San Clemente Community Development and Police Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Adopt Standard: Within one (1) year of General Plan adoption or as funding permits

Mitigation

I 9.17 Maintain the City's Neighborhood Watch program, D.A.R.E. program, drug education, building inspections, rape-prevention programs, and other crime prevention programs.

Develop and implement an annual monitoring program to ensure the police goals and service standards are achieved.

Collect the City's public-safety fees, which off-set the cost of providing new police facilities required due to new development, prior to the issuance of building permits.

Responsibility: City of San Clemente Community Development and Police Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Administration: Ongoing as funding permits.

Response Standard: Within one (1) year of the General Plan adoption or as funding permits.

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits

H. Schools

I 9.18 Continue to establish periodic meetings with the Capistrano Unified School District, to review school district boundaries, school site development, funding sources, and operation standards in an effort to avoid overcrowding of classrooms, double sessions, and unusual sessions.

Through the RDEB process and discretionary review process, consider the impact of new residential development.

The Capistrano Unified School District and City should continue to utilize consistent population projections based on existing, new and proposed development within the City to help in providing the desirable educational programs to residents and students within the City.

The City shall retain the land use designations for the 10 existing school sites, 7 for elementary, 2 for junior high, and 1 for high school, in accordance with Government Code Section 66478 and other applicable law, to meet the ultimate student population anticipated. Any proposed changes or additional sites shall be reviewed and approved by both the CUSD and City.

Consider implementing through amending the land use element of the General Plan, or through amendments to specific plans, a restrictive overlay zone (holding zone) for designated areas where school facilities have yet to be constructed and to not remove this restrictive overlay zone until the school facilities are provided in conjunction with new development, subject to compliance with applicable law.

Any deficiencies in the education system identified by the City should be discussed with the CUSD, and means to improve services should be identified and implemented when funding is available.

Continue to notify those persons requesting building permits to pay the appropriate school fees to the CUSD prior to issuance.

As the CUSD considers development of new school sites, the CUSD and City should coordinate efforts to assess opportunities for joint use of facilities and services, including recreational areas, libraries, and parking.

Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund development application fees and/or other available funding sources approved by the City.

Schedule: Ongoing as needed or as funding permits

I. Sewer

Level of Service Standard

I 9.19 Continue to adhere to all applicable local, state and federal requirements, including meeting the required effluent standards.

Adhere to the City of San Clemente Wastewater Master Plan in effect at time of discretionary approval, and/or as revised or updated.

For those projects outside the City's sewer service area, but within the City limits, require projects, prior to issuance of building permits, to provide guarantees for sewer treatment, disposal and collection system, to the satisfaction of the City.

Continue to monitor and assess the sewer treatment and disposal system prior to the issuance of building permits and have the City Engineer or their designee certify capacity is available to handle the sewer demands generated by that new development, or that the amount is insignificant.

Require that trunklines and sewer mains be provided concurrent with development to meet the demand of a project.

Planning Area 4 only: (defined as the Talega Specific Plan area) shall be required to provide transmission lines, pumping stations and treatment plant capacity in accordance with the Santa Margarita Plan of Works Improvement District Capital 7, prior to or concurrent with development.

Responsibility: City of San Clemente Community Development and Public Works Department.

Funding Source: See Below

Schedule: Ongoing as development applications are submitted or as funding permits.

Mitigation

I 9.20 Assess through the annual Residential Development Evaluation Board (RDEB) allocation process, the impact of the new projects on the wastewater treatment and collection system and direct new residential development to areas of the City with the least impact on the system.

Require, through Conditions of Approval or if serviced by a district, that prior to issuance of building permits the owner supply "will-serve" letters or other agreements acceptable to the City to ensure the sewer system capacity is available to serve that project.

Continue to recognize the terms of the "Ranch Owners Agreement" for sewer service when reviewing projects within Forster Ranch, Marblehead and Rancho San Clemente.

Maximize the reclaimed water capacity of the City, including that of the Wastewater Treatment Plan. (see water category for specifics)

Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure `M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop an annual monitoring program which provides information on sewer capacity on a City-wide and ranch-by-ranch basis. A report on sewer capacity shall be integrated into the analysis at the time of discretionary reviews to allow the Planning Commission and City Council to make better informed decisions on new development proposals, to ensure the sewer goals and service standards are achieved.

Responsibility: City of San Clemente Community Development and Public Works Department.

Funding Source: See Below

Schedule: Administrative: Ongoing as development applications are submitted or as funding permits.

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.21 Continue to collect sewer connection fees, to be paid by the developer at the time of final map and/or issuance of building permits, to be used for funding of sewer expansions, upgrades and replacements to the City's sewer system, as allowed by law.

Continue to collect user fees and utilize the sewer fund, for all operational expenses, upgrades and replacements of the sewer system and to reassess these fees periodically to ensure the fees cover the costs.

Responsibility: City of San Clemente Community Development and Public Works Department.

Funding Source: City of San Clemente General Fund development application fees and/or other available funding sources approved by the City.

Schedule: Ongoing as needed within State law and as funding permits.

J. Traffic

Standard Level of Service

I 9.22 Establish Level of Service Standard "D" for intersections during peak hours, with the exception of: I-5 southbound ramp at Avenida Pico, or as otherwise excepted through the formal exception procedures discussed

below, and/or through the provisions of the City's Regional Circulation Funding and Phasing Program (where applicable).

Establish Level of Service (LOS) Standard "C" for links for Primary and Secondary Arterials and Local Streets, LOS "D" for Major Arterials; and LOS "E" for Commercial Facilities, as defined in the Circulation Element or as otherwise excepted through the formal exception procedures discussed below, and/or through provisions of the City's Regional Circulation Funding and Phasing Program (where applicable).

Responsibility: City of San Clemente Community Development Department.

Funding Source: See Below

Schedule: Ongoing as funding permits.

Exception Process

I 9.23 The City may approve an exception to the LOS for a specific project when it is determined by the City Council that it is not feasible for the project to achieve the adopted LOS standard without an exception. The exception request shall be reviewed through a formalized public hearing process before the City Council and assessed to determine whether its warranted based on:

- the impact on existing and future traffic levels of service
- the feasibility, cost and timing of achieving the standard level of service with and without an exception
- duration and extent of the exception request
- impacts on the historical and cultural character of affected buildings and surrounding areas
- creating significant displacement of residents and/or businesses
- public benefit created by the exception
- other issues as necessary to assess the exception

- Upon completion of this analysis, the City Council shall, by resolution, make the appropriate findings to either approve, conditionally approve or deny the exception request. If approved, specific time frames shall be determined for the extent of the exception.

Responsibility: City of San Clemente in cooperation with the Community Development Department.

Funding Source: See Below

Schedule: Ongoing as required.

Mitigation

I 9.24 Continue utilizing the annual Residential Development Evaluation Board (RDEB) process to assess impact of new residential development, and to help control, phase and direct the new residential projects to those

geographic areas with existing traffic improvements that can accommodate that new development with the least impact.

Continue to utilize the City's Regional Circulation Funding and Phasing Program (RCFPP) to ensure that traffic improvements are funded and new development pays its fair share associated with the impact of the project, prior to the issuance of building permits; and to monitor the Regional Circulation Funding and Phasing Program annually to ensure the traffic goals and service standards are maintained.

Within one year of completion of the City's comprehensive land use inventory, amend the RCFPP to apply City-wide or adopt other appropriate ordinances to address the needed circulation improvements and funding on a city-wide basis.

To consider programs and systems such as flex-time and alternative modes of transportation, (including trains and shuttles) to help mitigate traffic impacts within the City.

To continue to maintain the City's traffic model utilized for assessing impacts of new development on the City's circulation system and recalibrate the traffic model annually and update the traffic model trip generation and existing/pending development database quarterly as funding permits.

Within two (2) years of adoption of this element, to develop and implement an annual monitoring program to ensure the traffic goals and service standards are achieved.

Responsibility: City of San Clemente Community Development Department.

Funding Source: See Below

Schedule: Administration/System Maintenance: Ongoing as necessary or as funding permits.

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.25 Continue on an annual basis to identify sources of County, State, and Federal funding, and to seek those funds for use on City related traffic and circulation programs.

To continue the existing funding programs and collection of the following traffic fees:

- Traffic Model Fee: Required at submittal of the discretionary application

- Transportation Corridor Fees: Required prior to the issuance of building permits
- Regional Circulation Funding and Phasing Program Fees: Required prior to the issuance of building permits.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Fees from development applications.

Schedule: Ongoing as development applications are submitted or as funding permits.

Participation in Inter-Jurisdictional Programs:

I 9.26 Continue to monitor and attend meetings on Transportation Corridors, Lossan Rail System, Orange County Transportation Commission, Vista Hermosa Interchange, SCAG, and other regional programs to help improve traffic circulation.

Continue to coordinate with the County of Orange and other interjurisdictional Planning forums to ensure consistency with the adopted Measure M' criteria and other county and regional programs are achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as needed or as funding permits.

K. Water

Level of Service Standard

I 9.27 Continue to require that new development comply with applicable local, County, state and federal requirements.

a. Interim Standard

Establish and enforce this following interim standard effective immediately upon adoption of this category by City Council:

The City shall issue building permits only when all of the following have been met:

An adequate source of water supply is available based on the determination by the City or applicable district

A City or District-wide emergency storage capacity equivalent to three average days water usage based on calculations approved by the City Engineer. Emergency storage is defined as storage required due to an unplanned shutdown of the City's or District's water supply.

Fire flow as required by the Fire Department at a minimum of 20 p.s.i. residual pressure shall be provided

Gravity storage or another City approved system is available to meet ISO fire storage requirements.

b. Ultimate Standard

To develop and adopt ultimate standards for emergency, operational and seasonal storage requirements within one year of the adoption of the revised or new water master plan.

The City shall issue building permits only when all of the following have been met:

a. The Emergency Storage Standard has been met. Emergency storage is defined as storage required due to an unplanned shutdown of the City's water supply.

   Emergency Storage Standard: At ultimate buildout, based on the City's current water master plan (1982), five (5) average days of storage of 58 mg. of storage as required by the City's current Master Water Plan. This number may be adjusted based on the new water master plan adopted by the City in January 1992.

   The exact amount to be required will be calculated based on the existing City storage, well production and conjunctive use with other districts.

b. When the Operational Storage Standard has been met. Operational Storage is defined as storage required to ensure storage of one maximum day or two average days or 35% of one average day plus six hours fire flow, whichever is greatest, within the zones as determined by the City's Water Master Plan.

   Operational Storage Standard: At ultimate buildout, based on the current City Water Master Plan (1982) requires 27 mg. of operational storage volume to operate the City system. This number may be adjusted based on the new water master plan to be adopted by the City in January 1992. This volume is provided through reservoir capacity.

c. When the Seasonal Storage Standard has been met. Seasonal Storage is defined as storage required for the City when water demand of the users within the system exceeds the capacity of the Tri-Cities pipelines and City sources on a seasonal basis. Seasonal storage may not be required once a second source of supply is provided.

Seasonal Storage Standard: At ultimate buildout, the current water master plan requires 459 mg. of seasonal storage without a second pipeline to service the City which includes approximately 212 mg. in City well production. This standard should be reassessed once a second water source is available and as part of the City's revised or new water plan.

d. Fire flow as required by the Fire Department at a minimum of 20 p.s.i. residual pressure shall be provided.

e. Gravity storage or another City approved system is available to meet ISO fire storage requirements.

Note: *These three storage standards represent a cumulative total of water storage to be provided and are not independent of one another.*

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: See Below

Schedule: Ongoing as needed or as funding permits.

Mitigation

I 9.28 Establish programs which monitors and forecasts levels of water use and water supply serving the City on a regular basis to avoid unexpected shortfalls.

Assess through the annual Residential Development Evaluation Board allocation process, the impact of new projects on the water system and direct new residential development to areas of the City with the least impact on the system.

Initiate negotiations to enter into contracts with Tri-Cities and Santa Margarita Water District for purposes of meeting the City's seasonal and operational storage requirements and water supply needs.

Optimize the use of ground water supplies.

Annually review the utilization of alternative means of water supply, including state of the art desalination techniques to provide additional water supply.

Assess the availability, use and delivery of reclaimed water, through the update to the City's Water Master Plan or other programs, from the Wastewater Treatment Plant and other sources, to ensure optimum use of the available reclaimed water within the City for areas such as landscaped areas within public rights of way, parks, golf course, play areas and slopes.

Consider amending the water conservation ordinances and establish incentives which will promote water conservation including the use of

reclaimed water in existing facilities and make it mandatory for all new development, including the requirement that new development design and install reclaimed water lines for all slope irrigation, as determined by the City.

Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure M criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop and implement an annual monitoring program to ensure the water goals and service standards are achieved.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: See Below

Schedule: Administrative: Ongoing as needed or as funding permits.

Water Negotiations: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.29 Provide for the construction of upgraded and expanded water systems to support existing and new development.

Develop funding mechanisms and implementation programs that achieve ultimate standards for emergency, operational and seasonal storage.

Continue to utilize the Water Fund for maintenance and operation of the system and reassess fees on a periodic basis to ensure the fees cover the costs.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

L. Parking

Parking Standards

I 9.30 • On-site parking standards based on zoning ordinance provisions and reassessed through comprehensive zoning update.

• Off-site parking standards based on area parking plans to provide public/private parking.

- Public Magnet Areas: public parking be provided within the area.
- Private Magnet Areas: parking provided on-site and in accordance with requirement pre the Zoning Ordinance.
- Joint Venture Areas: parking needs determined and provided through a review process.
- Through the comprehensive Zoning Ordinance Update, reassess each parking requirement including employee parking provisions.
- Develop area parking plans for the Pier Bowl, North Beach, Del Mar and El Camino Real areas for public/private parking needs and mechanisms for implementation.
- Public and joint venture parking to be assessed based upon:
    - access/circulation
    - alternative modes of transportation
    - community-wide cost/benefit analysis
    - consideration of sitter specific and City-wide and regional wide perspectives
    - existing parking
    - fiscal and economic analysis
    - parking management programs
    - proposed development with the area
    - redevelopment activities
    - seasonal considerations
    - scale and massing of existing and proposed

Funding:

1. The development cost for City owned parking shall be determined a parking assessment study completed for each specific lot/facility.
2. The development cost for privately owned parking facilities shall be paid by the City's General Fund.
3. The operation and maintenance of City owned parking facilities shall be paid by the City's General Fund.
4. The operation and maintenance of privately owned parking shall be the responsibility of the developer.
5. The cost of development and the operation and maintenance of joint ventures paring shall be determined as part of the development of joint venture.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund.

- Public/Private Agreements
- General Fund
- Redevelopment Fund
- In-lieu Parking Funds
- Beach Parking Impact Fees
- Alternative Funding Mechanisms
- Parking meter/permit fees
- State/Federal funds

Schedule:

Parking Plans: Determine priority needs for each area within two (2) years of General Plan adoption, or as funding permits.

Determination of Magnet Areas: Evaluate magnet (generation) areas once the determination of priorities for each area has been made, or as funding permits.

CITY OF

SAN CLEMENTE GENERAL PLAN

CHAPTER THREE

Environmental Resources

Natural and Historic/Cultural Resources

CITY OF
SAN
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GENERAL
PLAN

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I. STATUTORY REQUIREMENTS

California state law requires the preparation of two (2) elements which address a city's environmental resources: the Conservation and Open Space Elements. The state requirements are covered in this Natural and Historic/Cultural Resources Element and the pertinent statutory requirements include the following:

> *Government Code Section 65302(d): A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources That portion of the conservation element including waters shall be developed in coordination with any County-wide water agency and with all district and City agencies which have developed, served, controlled, or conserved water for any purpose for the county or City for which the plan is prepared.*
>
> *Government Code Section 65302 (e): An open-space element as provided in Article 10.5 (commencing with Section 65560).*
>
> *Government Code Section 655560: "Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or State open-space plan as any of the following: (1) Open space for the preservation of natural resources...(2) Open space used for the managed production of resources...(3) Open space for outdoor recreation...,(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake faults zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.*

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The following issues regarding Natural and Historic/Cultural resources of San Clemente have been identified:

A. Biological Resources/Habitat

1. Maintenance of local and regional biological diversity.

2. Protection and enhancement of sensitive habitats, species and communities.

B. Aesthetic Resources

The visual resource issues relevant to the General Plan relate to protecting and enhancing existing visual resources, removing features that detract from the appreciation, visual resources, and developing visual resource guidelines for future development. Primary issues are as follows:

1. Bluff protection

2. Coastal canyon preservation

3. Restoration of coastal canyon mouths at the beach front

4. Preservation of hillsides and ridgelines

5. Preservation of scenic resources (e.g. ridgelines, rock outcrops, coastal escarpment, beaches).

6. Protection of public view corridors

7. Protection of inland canyon and other scenic corridors

8. Preservation and enhancement of City's strong Spanish Heritage architectural identity

9. Design and landscape treatment of public places

10. Linkage between coastal hillside and inland neighborhoods

11. Policies for inland ranch Specific Plans

    - Preservation of public views and public view corridors
    - Preservation of natural setting

12. Treatment of I-5 corridor

C. Topography

1. The potential of increased susceptibility of erosion on steep slopes that have been improperly graded.

2. Visual impacts from the grading and alteration of the appearance of the natural hillsides and vegetation.

D. Archaeological Resources

1. Protection of significant archaeological resources.

E. Cultural Resources

1. Demolition of *significant* historic resources.

2. Economic incentives for historic rehabilitation of residential and commercial properties, such as rehabilitation loans, utilization of state and federal funds for preservation, or adoption of the State Historic Building Code are desirable.

3. The registration of eligible historic or architecturally significant structures with state or federal listings could provide greater protection of the buildings.

4. The existing character created by the Spanish Colonial Revival Style buildings should be preserved and promoted.

F. Soil Resources

1. The feasibility or appropriateness of agricultural uses in the City.

G. Mineral Resources

1. Given the amount of exploration that has occurred in southern California, it is doubtful that significant (economically viable) mineral resources within the City of San Clemente have been overlooked.

H. Air Quality

1. Implementation of regional Air Quality Management District measures.

III. OVERVIEW OF NATURAL RESOURCES POLICY

This portion of the Natural Resources Element establishes goals, objectives, policies and implementation programs to how Natural Resources are preserved and enhanced in the City. The policies stated in this section contain a direct relationship to the desired goals of the community and when implemented by the local legislative body, will achieve the General Plan's goals and objectives. Policies are the tools with which the local government utilizes to achieve it's vision for the future.

The policies in the Natural and Historic/Cultural Resource section will address:

1. Protecting and preserving of significant plant and wildlife.

2. Preserving coastal bluffs, ridgelines, canyons and significant public views.

3. Ensuring that historically and archaeologically significant resources are protected to preserve its inherent historic value(s).

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for natural and cultural/historic resources in the City of San Clemente. Implementing programs are contained in the following sub-section. Listed at the end of each policy is a capital "I" and number(s) parentheses which refers to the *applicable* implementing program(s).

A. Biological Resources

Goal

Protect and preserve significant plant and wildlife species which exist in the City and sphere of influence, where possible.

Objective

10.1 Balance the preservation of the City's habitat areas with new development.

Policies

10.1.1 Acquire and maintain the most current information available regarding the status and location of sensitive biological elements (species and natural communities) within the City (*I 10.1*).

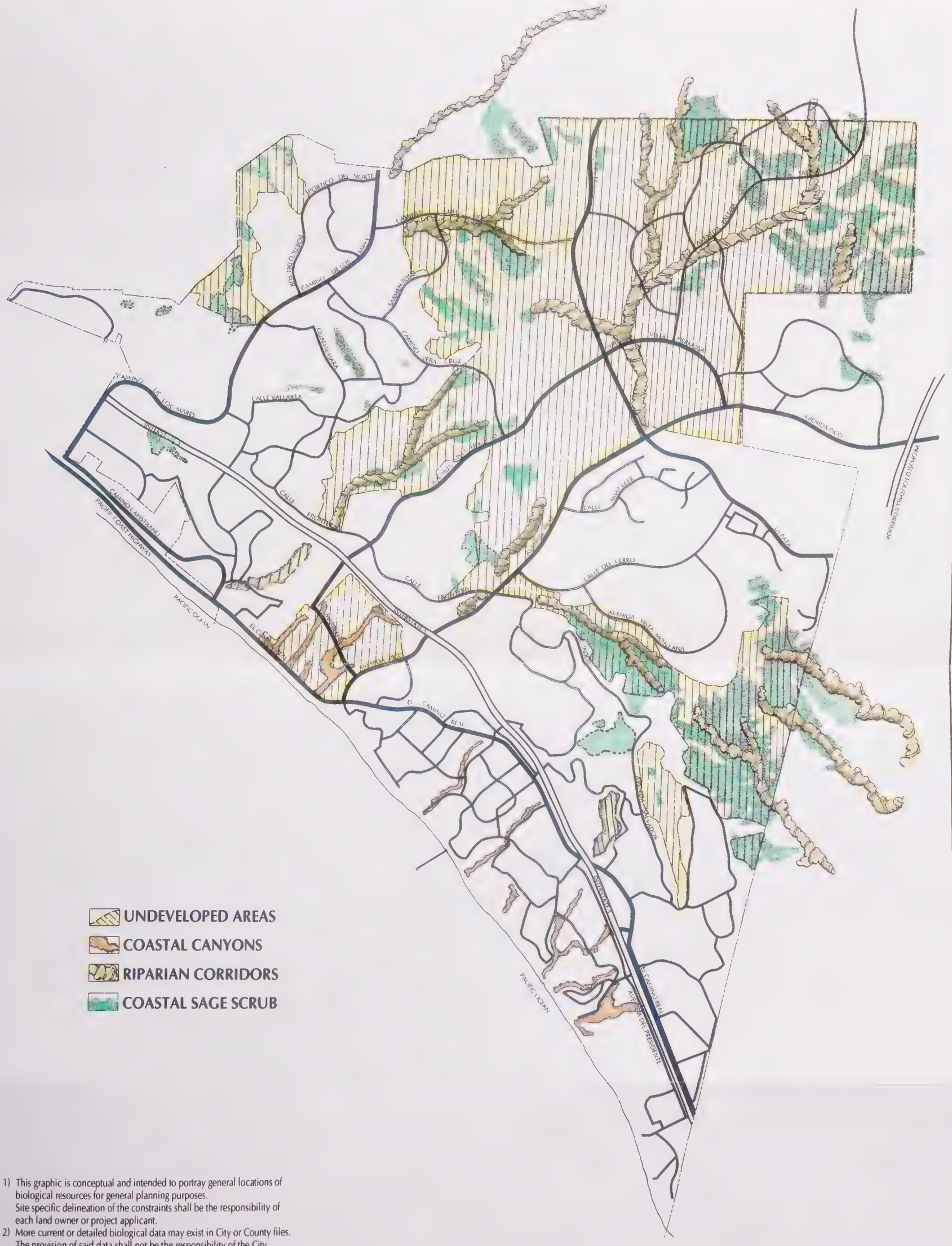
10.1.2 Analyze the Undeveloped Areas (UA) (which include riparian corridors and the coastal sage scrub communities) of the City, as shown on **Figure 10-1** of the biological resource map to determine whether significant biological habitats exist and how and to what extent they should be appropriately preserved (*I 10.2 and I 10.3*).

10.1.3 Require that applications for development in the UA, and for areas which an Initial Study has determined there is potential for significant adverse impacts to biological resources [therefore requiring an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND)] shall include a Biological Assessment Report which:

a. is prepared by a qualified professional which addresses the proposed project's impact on state and federally listed and candidate plants and animals; California Department of Fish and Game (CDFG) Special Animals; natural communities of high inventory priority with the CDFG's Nongame Heritage Program, and any other special interest species or communities identified in the General Plan Technical Background Report, or those hereafter named by state or federal trustee agencies;

b. identifies mitigation measures necessary to eliminate significant adverse impacts to sensitive biological resources; and





NOTE: 1) This graphic is conceptual and intended to portray general locations of biological resources for general planning purposes. Site specific delineation of the constraints shall be the responsibility of each land owner or project applicant.
2) More current or detailed biological data may exist in City or County files. The provision of said data shall not be the responsibility of the City.
3) Categories provided above are not mutually exclusive and may contain multiple resources.

SOURCE: County of Orange Coastal Sage Scrub Data Base, 1991
LSA San Clemente CSS and Open Space Network Map
Envicom Corporation, 1992.

BIOLOGIC RESOURCES

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500

NORTH

FIGURE 10-1

c. defines a program for monitoring and evaluating the effectiveness of the specified mitigation measures (*I 10.2, I 10.3, and I 10.9*).

10.1.4 Review proposed projects in the UA to evaluate their conformance with the following policies and standards.

a. The development plan shall fully consider the nature of biological resources present, and all reasonable measures shall be taken to avoid significant impacts, including retention of sufficient natural space where appropriate.

b. The development plan shall retain watercourses, riparian habitat, and wetlands in natural condition to the maximum extent feasible.

c. The development shall incorporate habitat linkages (wildlife corridors) to adjacent open spaces, as appropriate.

d. The development shall incorporate fences, walls, or vegetative cover to buffer habitat areas, linkages or corridors from development, as appropriate.

e. Roads and utilities shall be located and designed such that conflicts with biological resources, habitat areas, linkages or corridors are minimized.

f. The development shall utilize appropriate open space or conservation easements when necessary in order to protect sensitive species or their habitats.

g. The development shall mitigate unavoidable adverse impacts to sensitive habitats by replacement on an in-kind basis, i.e., riparian habitat is to be replaced by riparian habitat of the same type. Furthermore, replacement shall be based on a ratio determined by the California State Fish and Game Department and/or U.S. F.W.S. in order to account for the potentially diminished habitat values of replacement habitat. Such replacement should occur on the original development site whenever possible. Alternatively, replacement can be effected by protection of similar intact habitats elsewhere (off-site but preferably within the City's Sphere of Influence) in perpetuity through acquisition and provision for an appropriate conservation easement or dedication (*I 10.2, I 10.3, and I 10.9*).

10.1.5 Prohibit development and grading which alters the biological integrity of the Riparian Corridors as conceptually depicted on **Figure 10-1** of the biological resource map, unless no feasible alternative exists or it is replaced with habitat of equivalent value.

Unavoidable development inside of, or within the edge of Riparian Corridors shall minimize removal of vegetation; minimize erosion,

sedimentation and runoff by appropriate protection or vegetation and landscape; provide for sufficient passage of native and anadromous fish; minimize wastewater discharges and entrapment; prevent groundwater depletion or substantial interference with surface and subsurface flows; and provide for natural vegetation buffers (*I 10.5 and I 10.9*).

10.1.6 Permit the following uses within retained Riparian Corridors:

a. education and research, excluding buildings and other structures;

b. passive (non-motorized) recreation;

c. trails and scenic overlooks on public land(s);

d. fish and wildlife management activities;

e. necessary water supply projects;

f. resource consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code;

g. flood control projects where no other methods are available to protect the public safety;

h. bridges when supports are not in significant conflict with riparian resources; and

i. underground utilities (*I 10.6*).

10.1.7 Permit modification of the boundaries of the Riparian Corridors based on field evidence and interpretation of physical and biological data which shall include a) the nature and extent of the vegetation, or in the case of disturbed sites, the *potential* vegetation; b) topography, and; c) hydrology. Riparian vegetation shall be defined to include species and species assemblages referable to the following community classifications of the California Natural Diversity Data Base (Holland, 1986): Southern Coast Live Oak Riparian Forest (element code 61310), Southern Arroyo Willow Riparian Forest (61320), Southern Cottonwood-Willow Riparian Forest (61330), Southern Mixed Riparian Forest (61340), Southern Sycamore-Alder Riparian Woodland (62400), Mule Fat Scrub (63310) and Southern Willow Scrub (63320), and any other community referable to Riparian Forests, Riparian Woodlands, or Riparian Scrubs (element codes 61000 through 63999) (*I 10.7*).

10.1.8 Preserve, where possible, the habitat of several in-fact endangered[1] species, including those listed in **Table 10-1** and those which may be considered by the City in the future (*I 10.2, and I 10.3*).

10.1.9 Encourage activities which improve the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering (*I 10.8*).

10.1.10 Continue to support the City's participation and enrollment in the State's Natural Communities Conservation Planning Program (N.C.C.P.) (*I 10.4*).

[1] Rarity, threat and endangerment is considered a matter of fact, not law. This provides that a plant or animal can be treated as Rare, Threatened, or Endangered, even if it has not been officially listed.

TABLE 10-1

Sensitive Biological Resources

Sensitive Species Codes	
CE	California Endangered
CT	California Threatened
CP	California Fully Protected
CSC	CDFG Species of Special Concern
SA	CDFG Special Animal
FE	Federally Endangered
F1	Federal Candidate Category 1
F2	Federal Candidate Category 2

A. NATURAL COMMUNITIES

- **Valley Needlegrass Grassland** (Natural Diversity Data Base Element Code: NC42110). A mid-height grassland dominated by perennial tussock-forming *Stipa pulchra*, formerly extensive around the Los Angeles Basin. Known location within City's sphere of influence at east slope of Cristianitos Canyon north of Avenida Pico.

- **San Diego Mesa Hardpan Vernal Pool** (Element Code: NC44321). Found in small depressions in flat-topped marine terraces. Iron and silica-cemented hardpan prevents rainwater percolation. Formerly extensive on terraces north of San Diego, but now almost extirpated by urban developments. Several known locations nearby at Camp Pendleton.

- **Southern Coastal Saltmarsh** (Element Code: NC52120). Halophytic plant communities found in tidally-influenced salt-water bays, lagoons, and estuaries along the coast from near Point Conception to the Mexican border. Not occurring within the Planning Area but nearby at mouth of San Mateo Creek.

- **Southern Riparian Forest** (Element Code: NC61300). Forested areas along major stream courses of the Transverse and Peninsular Ranges including **Southern Coast Live Oak Riparian Forest** (NC61310), (west side tributary to Cristianitos Canyon, about 1 mile north and two miles north of junction with Talega Canyon); **Southern Arroyo Willow Riparian Forest** (NC61320), known location at San Mateo Creek, from I-5 to transmission corridor; **Southern Cottonwood-Willow Riparian Forest** (NC61330), and **Southern Mixed Riparian Forest** (NC61340).

- **Southern Sycamore-Alder Riparian Woodland** (Element Code: NC62400). A tall, open, broad-leaf, winter-deciduous woodland found in the Transverse and Peninsular Ranges within rocky stream beds that are subjected to seasonal high-intensity flooding. Known location at Talega, Blind, Gabino, La Paz, and portion of Cristianitos Canyon.

- **Southern Riparian Scrub** (Element Code: NC63300). Formerly extensive areas of dense vegetation dominated by Mule Fat (NC63310) and Willow (NC63320) found along major rivers and intermittent streams of southern California, now much reduced by urban expansion, flood control projects.

B. PLANTS

- **Payson's jewelflower** (*Caulanthus simulans*) (Family: Brassicaceae) (Status: F2) Erect annual herb of rocky places from 2,000-5,000 feet in coastal sage scrub, chaparral and pinyon-juniper woodlands of the Santa Rosa Mountains, Riverside County, to interior San Diego County.

TABLE 10-1 (Cont.)

- **Slender-horned spineflower** (*Centrostegia leptoceras*) (Polygonaceae) (Status: FE, CE) Slender, prostrate annual of sandy places in coastal sage scrub in the San Fernando Valley, to San Bernardino Valley, and Elsinore.

- **Turkish rugging** (*Chorizanthe staticoides chrysacantha*) (Polygonaceae) (Status: F2) Diffuse spiny annual from ocean bluffs in coastal s location east of Cristianitos Canyon, on the ridgeline separating the latter from Gabino Canyon **(P1)**.

- **Summer-holly** (*Comarostaphylis d. diversifolia*) (Ericaceae) (Status: none) Evergreen shrub 2-5 meters in height occurring on dry slopes at low elevations in chaparral, near the coast from San Diego County and lower California.

- **Many-stemmed dudleya** (*Dudleya multicaulis*) (Crassulaceae) (Status: F2) Succulent-leaved perennial from underground corms; leaves withering in summer. Found in dry, stony places below 2,000 feet in coastal sage scrub, chaparral, and valley foothill grassland from Los Angeles County to western San Bernardino, Riverside and Orange Counties, and San Onofre Mountain, San Diego County. Known location at TRW Missile Test Site, mapped near Blind Canyon **(P2)**.

- **Laguna Beach dudleya** (*Dudleya stolonifera*) (Crassulaceae) (Status: F1, CT) Succulent-leaved perennial from slender stolons found on cliffs in canyons with coastal sage scrub near Laguna Beach, Orange County.

- **Sticky dudleya** (*Dudleya viscida*) (Crassulaceae) (Status: F1) Succulent, dark-green, viscid-leaved perennial from short stems occurring in dry rocky places below 1,200 feet in coastal sage scrub between San Juan Capistrano to near Oceanside.

- **San Diego button-celery** (*Eryngium aristulatum parishii*) (Apiaceae) (Status: F1, CE) biennial or perennial prickly-leaved herbs of vernal pools from west of Murrieta, Riverside County, the San Diego region, and northern lower California.

- **Felt-leaved monardella** (*Monardella hypoleuca lanata*) (Lamiaceae) (Status: F2) Pleasant smelling, semi-woody perennial from creeping rootstocks from chaparral in Orange and eastern San Diego County, and lower California.

- **Little mousetail** (*Myosurus minimus apus*) (Ranunculaceae) (Status: F2) Small tufted annual of vernal pools and alkaline marshes below 1,500 feet, San Diego to western Riverside and San Bernardino County.

- **Prostrate navarretia** (*Navarretia fossalis*) (Polemoniaceae) (Status: F2) Species of vernal pools from Riverside and San Diego Counties, and lower California.

- **Parry's tetracoccus** (*Tetracoccus dioicus*) (Euphorbiaceae) (Status: F2) Erect spreading shrub up to 1.5 meters tall, occurring on dry stony slopes below 2,500 feet in chaparral, San Juan Camp, Orange County, through cismontane San Diego County, to Jacumba and lower California.

- **Crown-beard** (*Verbesina dissita*) (Asteraceae) (Status: F1) Semi-woody perennial found near Arch Beach, Orange County, and northern lower California.

TABLE 10-1 (Cont.)

C. ANIMALS

1. INSECTS

- **Monarch butterfly** (*Danaus plexippus*) (Status: SA) Fall-migrating butterfly species which over-winters on the south coast, usually in large masses on trees such as oak, sycamore and Eucalyptus These latter winter roost trees are sensitive locations. Can be found wherever the larval host plant (milkweed) occurs. Several records of roost trees within the San Clemente quadrangle, including one for the DPR Administration Building, City of San Clemente, however, exact locational information for others is suppressed due to extreme sensitivity.

- **Oblivious tiger beetle** (*Cicindela latesignata obliviosa*) (Status: F2). Predaceous species of marine littoral habitats above high tide, especially mudflats at the mouths of major rivers from northern lower California to southern Orange County.

2. FISHES

- **Tidewater goby** (*Eucycloglobius newberryi*) (Status: F2, CSC) Shallow areas of bays, lagoons and estuaries: Carlsbad north to Humboldt County (Miller and Lea, 1976). San Mateo Creek, Las Flores Creek, and Santa Margarita River.

3. AMPHIBIANS

- **Southwestern arroyo toad** (*Bufo microscaphus californicus*) (Status: F2, CSC) Found in arroyos and canyon bottoms in oak woodland and coastal sage scrub from San Luis Obispo County to lower California (Stebbins, 1972).

- **Red-legged frog** (*Rana aurora draytoni*) (Status: F2, CSC) Found in areas with permanent water among oak woodlands in coastal and Sierran mountain ranges from northern to lower California (Stebbins, 1972).

4. REPTILES

- **Southwestern pond turtle** (*Clemmys marmorata pallida*) (Status: F2, CSC) Ranges throughout California west of the Cascade-Sierra Nevada axis in ponds, irrigation ditches, marshes, rivers and streams (Stebbins, 1985). Exact locational information sensitive (Camp Pendleton).

- **San Diego coast horned lizard** (*Phrynosoma coronatum blainvillei*) (Status: F2, CSC) Frequents a variety of habitats, especially sandy places west of the deserts from Ventura County to lower California (Behler and King, 1979).

- **Silvery legless lizard** (*Anniella p. pulchra*) (Status: locally uncommon) Found in coastal sage scrub, oak woodlands and loose alluvial soils and beach duned from Contra Costa County south to lower California (Stebbins, 1972).

- **Orange-throated whiptail** (*Cnemidophorus hyperythrus*) (Status: F2, CSC) Inhabitant of coastal chaparral in washes and other sandy areas from vicinity of Colton, San Bernardino County, and Laguna Beach, Orange County, southward to lower California (Stebbins, 1972).

- **San Diego mountain kingsnake** (*Lampropeltis zonata pulchra*) (Status: F2, CSC) Found in a variety of habitats, especially woodland and chaparral, particularly near streams in the Peninsular range of southern California (Stebbins, 1985).

TABLE 10-1 (Cont.)

5. BIRDS

- **Great blue heron** (*Ardea herodias*) (Status: SA) Fairly common resident to aquatic and riparian habitats throughout most of the region (Garrett and Dunn, 1981).

- **Snowy egret** (*Egretta thula*) (Status: SA) Common winter visitant along the coast (Garrett and Dunn, 1981).

- **Black-crowned night-heron** (*Nycticorax nycticorax*) (Status: SA) Fairly common winter visitor and uncommon summer visitor in dense riparian areas , foraging along the margins of lakes, bays, marshes, and roosting in dense trees, and nesting in colonies in trees (Garrett and Dunn, 1981, Grinnell and Miller, 1944).

- **Cooper's hawk** (*Accipiter cooperi*) (Status: CSC) Uncommon permanent resident which can be fairly common in fall when transients are observed along coastal ridges and promontories (Garrett and Dunn, 1981).

- **Sharp-shinned hawk** (*Accipiter striatus*) (Status: CSC) Fairly common winter visitant, especially to oak woodland and chaparral habitats. Can be common in fall along coastal ridges and promontories (Garrett and Dunn, 1981).

- **Northern harrier** (*Circus cyaneus*) (Status: CSC) Fairly common winter visitant to open marshes and fields throughout (Garrett and Dunn, 1981).

- **Black-shouldered kite** (*Elanus caeruleus*) (Status: SA, CP) Uncommon year-round resident of grassy and cultivated fields, marshes, and riparian habitats (Garrett and Dunn, 1981).

- **Golden eagle** (*Aquila chrysaetos*) (Status: CSC, CP) Uncommon resident throughout most of the region (Garrett and Dunn, 1981).

- **Long-eared owl** (*Asio otus*) (Status: CSC) Very rare transient and winter visitant, and casual summer visitor to riparian woodlands and willow thickets along the coast: once fairly common breeding residents (Garrett and Dunn, 1981).

- **Burrowing owl** (*Athene cunicularia*) (Status: CSC) Resident in open areas of the lowlands throughout the region. Now quite local in the coastal district, primarily found in agricultural and grassland areas of the coastal valleys and on bluffs along the immediate coast (Garrett and Dunn, 1981).

- **Light-footed clapper rail** (*Rallus longirostris levipes*) (Status: FE, CE, CP) Fairly common but local breeding resident in coastal salt marshes (Garrett and Dunn, 1981).

- **Western snowy plover** (*Charadrius alexandrinus nivosus*) (Status: F2, CSC) Fairly common, but local and declining resident on sandy coastal beaches, where numbers are augmented in winter (Garrett and Dunn, 1981).

- **California least tern** (*Sterna antillarum browni*) (Status: FE, CE) Fairly common but local resident along the coast on open sandy or gravelly shores (Garrett and Dunn, 1981).

- **Bank swallow** (*Riparia riparia*) (Status: F2, CT) uncommon spring transient and rare fall transient along the coast, and virtually extirpated as a breeder in the region (Garrett and Dunn, 1981).

- **California gnatcatcher** (*Polioptila californica*) (Status: F2, CSC) Uncommon and local resident in arid coastal sage scrub and cactus scrub habitats of the San Gabriel Mountains and Palos

TABLE 10-1 (Cont.)

Verdes Peninsula, Los Angeles County, southward. Formerly ranging northward to the Santa Clara River (Ventura County (Garrett and Dunn, 1981). This species has recently been identified as a concern with regard to the proposed Foothill Toll Road terminating at San Clemente.

- **Least Bell's vireo** (*Vireo belli pusillus*) (Status: FE, CE) Formerly a fairly common summer resident, but now an endangered songbird and rare summer resident of willow riparian habitats, and restricted to southern California. Breeding sites are currently concentrated along the Santa Ynez, Santa Clara, Santa Ana, Santa Margarita, and San Luis Rey Rivers (Garrett and Dunn, 1981). This species has recently been identified as a concern with regard to the proposed Foothill Toll Road terminating at San Clemente.

- **Yellow warbler** (*Dendroica petechia brewsteri*) (Status: CSC) Common transient throughout, and uncommon to locally common summer resident in lowland and foothill riparian woodlands (Garrett and Dunn, 1981).

- **Yellow-breasted chat** (*Icteria virens*) (Status: CSC) Uncommon and local summer resident in riparian thickest of the lowlands and lower portion of foothill canyons (Garrett and Dunn, 1981).

- **Western yellow-billed cuckoo** (*Coccyzus americanus occidentalis*) (Status: F2, CE) Formerly common and widespread nesting species of lowland riparian habitat from San Luis Obispo County southward (Garrett and Dunn, 1981).

- **Belding's savannah sparrow** (*Passerculus sandwichensis beldingi*) (Status: F2, CE) Subspecies of coastal salt marshes from Santa Barbara County southward (Garrett and Dunn, 1981).

6. MAMMALS

- **Spotted bat** (*Euderma maculatum*) (Status: F2) Rare, known in southern California from widely scattered records (Booth, 1968; Jameson and Peeters, 1988). Abundance and pattern of distribution not understood, and winter range unknown (Barbour and Davis, 1979).

- **Pale big-eared bat** (*Plecotus townsendi pallescens*) (Status: CSC) Occurs throughout California except the humid coastal regions of northern and central California (Williams, 1986).

- **California leaf-nosed bat** (*Macrotis californicus*) (Status: F2, CSC) Ranging from the sea coast through the desert region of the sonoran life zone (Barbour and Davis, 1969). Occurring throughout southern California from southern Ventura and Los Angeles counties to eastern San Bernardino County, and southward (Jameson and Peeters, 1988).

- **California mastiff bat** (*Eumops perotis californicus*) (Status: F2, CSC) Uncommon from Alameda, Tuolome and Stanislaus Counties southward through the sierra, south coast, transverse and peninsular ranges to lower California (Jameson and Peeters, 1988). Resident at low elevations in coastal basins of California (Williams, 1986).

- **Pacific pocket mouse** (*Perognathus longimembris pacificus*) (Status: F2, CSC) Found in areas of fine, sandy soils in many parts of coastal southern California (Hall, 1959; Jameson and Peeters, 1988).

- **Ringtail** (*Bassariscus astutus*) (Status: CP) Occurs the entire length of California along the coastal ranges and Sierra Nevada (Ingles, 1965).

- **American badger** (*Taxidea taxus*) (Status: CSC) Occurs throughout the Pacific states, except the north coastal forests (Ingles, 1965). Extirpated from many areas of southern California through habitat loss, deliberate killing, and secondary poisoning (Williams, 1986).

B. Aesthetic Resources

Goal
Maintain the visual character of the City.

Objective
10.2 Preserve the aesthetic resources of the City, including coastal bluffs, visually significant ridgelines and coastal canyons, and significant public views.

Policies
10.2.1 Prohibit development along designated ridgelines within the City and, where possible, the sphere of influence, as defined by the Local Area Formation Commission (LAFCO), (see **Figure 10-2**) based on the following standards:

Ridgeline Map

a. Require that development be located beneath the visual crest of ridgelines so as to prevent disruption of ridgeline silhouettes as seen in viewsheds and consistent with the Scenic Highways Element. Points of reference to be determined by the Community Development Department based on the following criteria:

1. preserve significant public views from areas along major arterial roadways;

2. preserve significant public views from significant public viewing areas; and

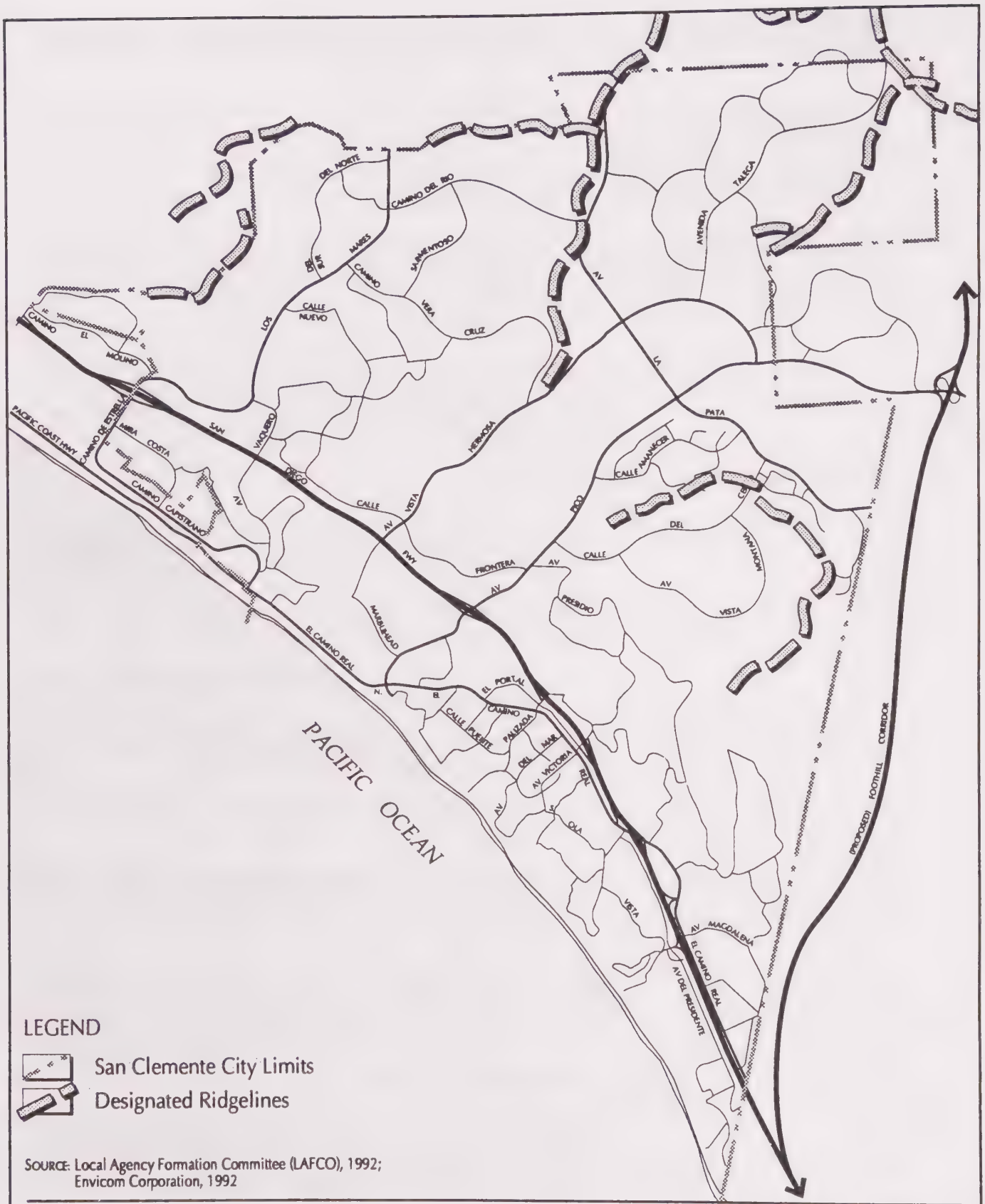
3. preserve significant public views from points along the I-5 Freeway.

b. Site development to maintain ridgelines including the use of horizontal and vertical setbacks whose distance shall be determined on a case-by-case visual analysis (*I 10.13*).

10.2.2 Require that development in hillside areas comply with the Aesthetic Resources Element, including the following principles:

a. Maintenance of the natural topographic character of hillsides. Protected hillside forms include ridgelines, rounded hill forms and angled slopes.

b. Maintenance and restoration of significant natural systems and resources. These include ridgelines, significant existing vegetation, wildlife habitat, special geological features, canyons and natural drainage swales, steep slopes and important historic or cultural features.


PACIFIC OCEAN
PACIFIC COAST HWY
CAMINO DE ESTRELLA
EL CAMINO REAL
CAMINO CAPISTRANO
CAMINO DEL RIO
CALLE NUEVO
CALLE AMANECER
AV PRESIDIO
AV VISTA
AV MAGDALENA
AV DEL PRESIDENTE
AV VICTORIA
CALLE PUENTE
PASEO DEL MAR
PROPOSED FOOTHILL CORRIDOR
LEGEND
San Clemente City Limits
Designated Ridgelines
SOURCE: Local Agency Formation Committee (LAFCO), 1992;
Envicom Corporation, 1992
RIDGELINES
SAN CLEMENTE GENERAL PLAN
FEET
0
1,500
3,000
4,500
NORTH
FIGURE 10-2

c. When grading is necessary, slope tops and bottoms shall be rounded, and a smooth transition made where built and natural slopes intersect (contour grading). Built slope faces shall be varied and made to appear as natural as possible, avoiding flat planed surfaces, long straight embankments and repetitive terracing.

d. Minimize the size of flat pads in site grading, limiting flat areas to the building footprint and a reasonable amount of related outdoor space.

e. Scale hillside buildings to the particular conditions of the site in order to complement hillside character. Building forms, including roof lines, shall step with hill forms to minimize the visibility of building profiles on slopes. As a general rule, gabled roof ridge lines should follow the same direction of contour lines, avoiding exposed gabled roof ends seen from a distance.

f. Minimize the height of retaining walls and design with smooth, flowing forms that follow topographical lines, minimizing long straight stretches and sharp angular forms. A series of small terraces is preferable to reduce retaining wall height.

g. Plant all hillside slopes with drought-tolerant species to soften the visual impact of grading, retaining walls, buildings and roads. Trees and shrubs which are branched from the base can create a continuous leaf canopy over most of the slope. Encourage a continuous band of green tree and shrub tops within the slope areas. Tree types with low mature heights may be used to protect views.

h. Arrange trees and shrubs in informal masses to produce a textured slope similar to natural chaparral (*I 10.13 and I 10.14*).

10.2.3 Preserve the designated undeveloped "natural" coastal canyon areas where appropriate that were originally intended to be open space buffers **Figure 10-1** (*I 10.10 and I 10.11*). [Exception: see Policy 10.2.6]

10.2.4 Promote the restoration of the coastal canyons as a visual resource in a manner that is consistent with the goals of the California Coastal Commission and the City's Coastal Element (*I 10.10*). [Exception: see Policy 10.2.6]

10.2.5 Work in conjunction with the California Coastal Commission with the expressed intent to develop implementation programs that will preserve and maintain the physical features of the coastal zone including bluffs, canyons and beaches (*I 10.10*). [Exception: see Policy 10.2.6]

10.2.6 Preserve the canyons of the Marblehead Coastal site unless replaced with compensating aesthetic and economic improvements as defined in Land Use Policies *1.22.1, 1.22.2, 1.22.3, 1.22.4, 1.22.5, 1.22.6, 1.22.7, 1.22.8, 1.22.9, 1.22.10, 1.22.11, and 1.22.12 (I 10.14).*

10.2.7 Promote the preservation of significant public view corridors to the ocean (*I 10.12).*

10.2.8 Require that development be designed and sited to maintain the natural topographic and physiographic characteristics of the City's hillsides and canyons; including the:

a. minimization of the area and height of cuts and fills;

b. minimization of pad sizes;

c. encouragement of the "stair-stepping" of structures to conform to slopes (by use of retaining walls and other elements); and

d. configuration of sites to reflect natural topography, by the clustering of sites and units on lesser slopes and avoiding extensive fragmentation of steeper slops and/or other techniques (*I 10.13 and I 10.14*).

10.2.9 Require that buildings be designed to "fit" with their hillside setting, including:

a. avoidance of architectural design styles which dominate their setting or call attention to themselves;

b. use of architectural forms and shapes which complement their setting (low-rise structures, horizontal versus vertical building bulk, shed roofs, large overhangs, arcades, etc.);

c. use of materials which complement their setting; and

d. siting of buildings in areas where they do not visually dominate, within the constraints of fire protection setbacks (*I 10.13*).

10.2.10 Map the City's slopes and designate parcels with average slopes over 25 percent for inclusion in a new Hillside Protection Zone. Properties in the zone shall be subject to administrative review under the provisions of the Hillside Development Ordinance (*I 10.13 and I 10.14).*

10.2.11 Create new public view corridors in the layout and design of new streets. Special opportunities in the City include:

Throughout the hillside and inland neighborhoods, views of ridgelines, hillsides, rock outcroppings, canyons and distant

hilltops heighten experience of the natural landscape. These features give the area its identity, and are important assets to residents. All development plans, at large and small scale, should carefully plot potential views from public streets and pathways, and site new development to protect and open views to natural features (*I 10.13 and I 10.12*).

C. Cultural Resources

Goal

To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, archaeological and/or cultural significance to the City of San Clemente.

Objective

10.3 Ensure that the City's historically and archaeologically significant resources are protected in a manner that preserves and/or enhances the resource's inherent historic value(s).

Policies

10.3.1 Establish criteria for surveying archaeological resources, historic vegetation and cultural resources and revise existing criteria for updating the current inventory of historic resources (*I 10.15*).

10.3.2 Complete a comprehensive survey of cultural resources, historic vegetation and archaeological resources that encompasses the entire City and its sphere of influence, as well as update the City's current inventory of historic resources (*I 10.15*).

10.3.3 Continue the implementation of the City's existing ordinance for preservation of designated historic sites and structures. Adopt a Preservation Ordinance that will authorize the City to designate any vegetation or archaeological site deemed to be of historical, archaeological, or cultural significance a San Clemente City Historical Point, Site or District. Such ordinance shall conform to State and Federal criteria for establishing a preservation ordinance (*I 10.16*).

10.3.4 Modify existing ordinances as necessary to establish criteria for the review and designation of historic and cultural resources, significant archaeological sites and historic vegetation (*I 10.15*).

10.3.5 Utilize the Secretary of Interior Standards for Historic Rehabilitation and standards and guidelines as prescribed by the State Office of Historic Preservation as the architectural and landscape design standards for rehabilitation, alteration, or additions to sites containing historic resources in order to preserve these structures in a manner consistent with the site's architectural and historic integrity (*I 10.18*).

10.3.6 Through the design review process, encourage that new development is compatible with adjacent existing historic

structures in terms of scale, massing, building materials and general architectural treatment (*I 10.19*).

10.3.7 Require that all City-owned properties designated as historic resources are maintained in a manner that is aesthetically and/or functionally compatible with such resources (*I 10.18 and I 10.19*).

10.3.8 Initiate "receiver site" and "adopt a building" programs to preserve historic structures that must be removed from their sites (*I 10.21*)

10.3.9 Consider the establishment of potential sites for a "Heritage Plaza" where relocated buildings may be sited and restored (*I 10.21*).

Objective

10.4 Provide incentives to private owners of historic resources to maintain and/or enhance their properties in a manner that will conserve the integrity of such resources in the best possible condition.

Policies

10.4.1 Encourage owners of eligible historic income-producing properties to use the tax benefits provided by the 1981 Tax Revenue Act or as may be amended (*I 10.21*).

10.4.2 Consider the waiver of building permit fees for owners of small properties with historic resources who are unable to benefit from other government programs for the rehabilitation, alteration or reuse of their structure(s) only if rehabilitated in accordance with established historic preservation guidelines (*I 10.21*).

10.4.3 Consider allowing flexibility in building code requirements for the rehabilitation of historic structures as specified in State Historical Building Code Part 8, Title 24 if rehabilitated in accordance with established historic preservation guidelines (*I 10.17 and I 10.21*).

10.4.4 Provide technical advice to private property owners seeking to restore historically significant structures (*I 10.15 and I 10.21*).

10.4.5 Seek the participation of the Redevelopment Agency and/or work with local lending institutions to provide appropriate financing for the rehabilitation and restoration of historically significant structures (*I 10.22*).

10.4.6 Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses (*I 10.21*).

10.4.7 Prohibit demolitions if other alternatives exist that enable a property owner to sensitively add to the existing structure, or

develop and accompanying building on the site that allows property development rights to be realized. Variances of setbacks, heights and parking requirements should be given to make the preservation of an existing historic building feasible when no other reasonable alternative exists (*I 10.21*).

Objective

10.5 Promote community appreciation for the unique history of the San Clemente area and community involvement in its retention and preservation.

Policies

10.5.1 Promote the formation and maintenance of neighborhood organizations and foster neighborhood conservation programs, giving special attention to transitional areas (*I 10.23*).

10.5.2 Encourage the Chamber of Commerce to promote the City's historic resources in visitor and tourist oriented brochures (*I 10.23*).

10.5.3 Promote community awareness of historic preservation through San Clemente's appointed and elected officials, as well as through local organizations (*I 10.16, I 10.22 and I 10.24*).

10.5.4 Coordinate with local historic preservation organizations doing preservation work (*I 10.17*).

10.5.5 Encourage the involvement of all educational institutions in preservation programs and activities (*I 10.23*).

Objective

10.6 Commemorate San Clemente's historical significance as location of "The Western White House".

Policies

10.6.1 Commemorate San Clemente's significance as location of "The Western White House" with a permanent physical symbol at a publicly-accessible location (*I 10.25*).

10.6.2 Preserve the buildings and grounds of the Casa Pacifica for their historical and architectural significance (*I 10.26*).

D. Mineral Resources

Goal

Maintain proper management of designated areas for mineral extraction to meet the needs of the City while ensuring adequate reclamation of mineral extraction areas.

Objective

10.7 Permit extraction of significant mineral resources, such as borrow material[2] that may be used for beach replenishment, as an interim use prior to development.

Policies

10.7.1 Permit the extraction of mineral resources in designated resource areas (*I 10.27*).

10.7.2 Ensure that mineral resources production activities are compatible with adjacent uses by reviewing and applying appropriate conditions which:

a. preclude truck-hauling trips through residential neighborhoods, unless there are no feasible alternatives, in the event that it is not feasible, require covered loads,

b. mitigate noise, odor, and dust impacts,

c. provide for visual integration with adjacent uses (e.g., incorporation of on-site landscape buffer and decorative walls),

d. provide for the restoration and reuse of the site on completion of the production activities in a manner which does not adversely disrupt the character and integrity of adjacent uses and the environment (*I 10.28*).

10.7.3 Require that specific development proposals for mineral extraction be subject to the discretionary approval of the Planning Commission and City Council (*I 10.31*).

10.7.4 Require that all proposed mineral extraction projects be subject to the requirements of the California Environmental Quality Act and consistent with the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).

10.7.5 Design resource extraction operations to maintain the integrity of areas of "high environmental quality" and scenic areas as designated by the City in the Aesthetic Resources Policies (*I 10.28, I 10.29, and I 10.30*).

10.7.6 Require that access roads to resource extraction areas meet standards for noise, dust control, erosion control and grading, to minimize adverse impacts to adjacent residential and commercial areas (*I 10.28, I 10.29, and I 10.30*).

[2] Borrow material: earth material taken (excavated) from one location (borrow pit) and transported to another location for use as a construction material.

Objective

10.8 Ensure adequate reclamation of mineral resource extraction areas.

Policies

10.8.1 Require that all mineral extraction reclamation plans be subject to the requirements of the California Environmental Quality Act and consistent with the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).

10.8.2 Review all mineral reclamation projects under the policies and procedures of the California Environmental Quality Act and the Surface Mining and Reclamation Act (*I 10.28, I 10.29, and I 10.30*).

10.8.3 Require that permits for mineral reclamation projects specify compliance with State, Federal and local standards and attainment programs with respect to air quality, protection of rare, threatened or endangered species, conservation of water quality, watersheds and basins, and erosion protection (*I 10.28, I 10.29, and I 10.30*).

10.8.4 Require that the Planning Commission and City Council have discretionary approval of all reclamation plans (*I 10.31*).

E. Air Quality

Goal

Implementation of regional AQMD air quality mitigation measures for new development.

Policies

10.9.1 Require that new development utilize appropriate AQMD air quality mitigation measures (SMMs and BAMMs) (*I 10.32*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the Natural and Historic/Cultural Resources policies contained in the preceding subsection of the plan. The capital "I" and the number preceding each program are referenced by the policies which they implement.

A. Biological Resources/Habitat

I 10.1 Obtain a data base report of sensitive biological elements, including plants, animals, and natural communities as identified by the California Department of Fish and Game's Natural Diversity Data Base (CDFG NDDB). The area of coverage required shall include the two 7.5-minute quadrangles (San Clemente and Dana Point) encompassing the City Limit and Sphere of Influence. This report can be obtained directly from the CDFG NDDB.

The Data Base Report for the City shall be made available in the Community Development Department and referenced where applicable during the Initial Study of project applications to the City to determine the potential for impacts to known sensitive biological elements.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as data becomes available or as funding permits.

I 10.2 Contract with a consulting biologist and/or other appropriate environmental professionals to conduct surveys and prepare Biological Impact Reports for applications located within the areas defined by the Undeveloped Areas of the Biological Resource Map (**Figure 10-1**) where potentially significant biological impacts are identified in an Initial Study. The recommendations of the consultant shall be considered during the environmental review process.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: On going as required.

I 10.3 Consult with the California Department of Fish and Game and U.S.F.W.S. on any project that could affect a species which is listed or *in fact* rare, threatened or endangered (CEQA Guideline Section 15380, as identified by the biological survey).

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as needed or as funding permits.

B. Biological Area Enhancement/Utilization

I 10.4 Once the NCCP's are approved and Recommended Subregional Habitat Conservation Guidelines are developed by the State, the City of San Clemente shall participate in said plan for local compliance with the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA)

Responsibility: City of San Clemente of Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: City of San Clemente General Fund and/or any other available funds approved by the City.

Schedule: Within one (1) year of the State's completion and adoption of program/guidelines, or as funding permits.

I 10.5 Examined development's potential to encroach upon Riparian Corridors. Determine the necessity for a Stream or Lake Alteration Agreement with the California Department of Fish and Game, and/or a federal permit from the US Army Corps of Engineers for developments that appear to affect corridors directly through grading, construction, vegetation removal, or other factors.

Responsibility: City of San Clemente Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as required.

I 10.6 Permit resource dependent and public-service related land uses within Riparian Corridors such that they are consistent with biological resource protection.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente Fund and/or any other available funding sources as approved by the City.

Schedule: Ongoing as projects of such nature are proposed or as funding permits.

I 10.7 Modifications to the boundary of Riparian Corridors may be allowed on the basis of adequate evidence indicating that the existing boundary inappropriately reflects biological, topographical, or hydrological conditions.

Responsibility: City of San Clemente Community Development Department in cooperation with appropriate Federal and State agencies.

Funding Source: City of San Clemente General Fund and/or any other available funding sources as approved by the City.

Schedule: Ongoing as necessary.

C. Biological Development Standards and Processes

I 10.8 Through the discretionary review process for proposed projects, require the examination of the feasibility of improving the natural biological value, integrity and corridor function of the coastal canyons through vegetation restoration, control of alien plants and animals, and landscape buffering.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees provided by project applicant.

Schedule: Ongoing as development projects are submitted as funding permits.

I 10.9 Review all Inland Ranch Specific Plans for compliance with the standards set forth in policies 10.1.3, 10.1.4 and 10.1.5.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As applications for development are submitted as funding permits.

I 10.10 Conduct a *coastal* canyon restoration feasibility analysis and if necessary set up a canyon restoration fund to finance restoration efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and or any other available funding sources approved by the City..

Schedule: Within 18 months of General Plan adoption, or as funding permits.

I 10.11 Require that open space easements be dedicated to the City, master homeowners association, or other responsible party as a condition of the approval process for all new projects proposed in "natural" open space areas.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente fund, development fees/conditions and/or other approved funding sources.

Schedule: Ongoing as applications for development are submitted.

D. Aesthetic Resources

I 10.12 A viewshed analysis analyzing impacts to public views to the ocean and natural canyon areas shall be required for new development where applicable.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: As applications for development are submitted.

I 10.13 Revise the Hillside Development Ordinance to incorporate ridgeline preservation, site design, and architectural policies prescribed by policies 10.2.1, 10.2.2, 10.2.10, 10.2.11, and 10.2.12.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.14 Revise the municipal code and/or establish pertinent design guidelines to implement aesthetic resource standards and policies.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

E. Historic/Cultural Resources

I 10.15 Develop a historic building handbook which describes historic structures, sites, and districts, and provides information on building research and appreciation, and sets forth guidelines for rehabilitation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.16 Examine the feasibility of establishing a cultural/historical resource center which acts as an archive and clearinghouse of artifacts and resource documentation and provides learning opportunities for the public.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.17 Consider adopting the State of California Historic Building Code to accommodate the rehabilitation of historic and older structures.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.18 Maintain on file the Secretary of Interior Standards for Historic Rehabilitation and the standards and guidelines of the State Office of Historic Preservation as guidelines on restoring, altering or adding to designated historic structures.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.19 Continue the implementation of the City of San Clemente Urban Design Guidelines.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as applications for development are submitted funding permitted.

I 10.20 Review the effects that changes in zoning and amendments to the General Plan will have on historic preservation objectives and, if warranted, revise the changes to reflect the goals of the revisions.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.21 Study the feasibility of enacting a program to provide incentives for preservation, restoration, rehabilitation or relocation of historic resources through purchase of facade easements, waiver of fees, flexible building requirements, adaptive re-use, rehabilitation loans and grants, and technical advice by person(s) qualified in historic preservation, restoration techniques, and loans and grant programs, receiver site and building and siting regulations.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.22 Work with the Redevelopment Agency and/or local lending institutions in developing a financing program or other programs to provide financial assistance benefiting owners of historic resources who can prove a need for financial assistance in connection with historic preservation.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, redevelopment tax increment and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

I 10.23 Support the formation and maintenance of neighborhood and community organizations as effective community input into historic preservation efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

I 10.24 Work with the San Clemente Chamber of Commerce on developing brochures promoting the historical resources of the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General funds, in cooperation with the San Clemente Chamber of commerce and/or any other available funding source approved by the city.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 10.25 Develop a monument marker, garden or other symbol to commemorate San Clemente's locations as the "Western White House".

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding source approved by the city.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.26 Nominate the Casa Pacifica for the National Register of Historic Places.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding source approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

F. Mineral Resources

I 10.27 Indicate potential areas of mineral resource extraction in accordance with the California Division of Mines and Geology, Bulletin 204, Plate 1 (see **Figure 5-3** in the San Clemente General Plan Technical Background Report).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I 10.28 Conduct an Initial Study and contact responsible local, State, and Federal agencies to establish development compliance criteria, health hazard safeguards, and necessary on-site monitoring programs to assure mitigation of potential environmental impacts (such as approved access, dust, noise, visual).

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: Ongoing as applications for mineral resource exploration are submitted.

I 10.29 Include a reclamation plan pursuant to the Surface Mining and Reclamation Act.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: Ongoing as applications for mineral resource exploration are submitted.

I 10.30 Send to the Division of Mines and Geology.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development application fees.

Schedule: After mineral extraction and reclamation plans have been approved.

I 10.31 Revise City ordinances to require that all proposals for mineral extraction and reclamation be reviewed by the Planning Commission and City Council.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Within 18 months of General Plan adoption or as funding permits.

G. Air Quality

I 10.32 Require new development to utilize appropriate AQMD air quality mitigation measures (Smms and BAMMs).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Evaluate and modify the City's development/environmental review process, where appropriate, within 18 months of General Plan adoption or an funding permits.

VI. GLOSSARY

A. Andromous Fish	- A marine fish that ascends rivers to spawn.
B. Artificial Wetlands	- Wet or swampy lowland not existing in their natural form, but constructed to appears so.
C. Bedrock Landslides	- The falling or sliding down of a mass of earth and/or rock which cuts at the underlying solid rock foundation.
D. Coastal Sage Scrub	- A plant community common to the coastal areas of California and supporting a wide diversity of biological resources considered sensitive.
E. Intermittent Streamflow	- A watercourse with flows which are periodic and are commonly dry during summer seasons.
F. Permanent Streamflow	- A watercourse with flows which are constant through the dry (summer) season.
G. Permanent Wetlands	- Areas which are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats, and fens.
H. Ridgelines	- A long or narrow land elevation where sloping surface meet.
I. Riparian Habitat	- The land and plants bordering a water course or lake.
J. Vernal Wetlands	- Wet or swampy lowlands which occur only seasonally (springtime).

Energy

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11.0 ENERGY

I. STATUTORY REQUIREMENTS 11-1
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I. STATUTORY REQUIREMENTS

The conservation of energy resources is sub-component of the State mandated Conservation Element. Statutory requirements for this element are described in the preceding section.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

1. There may be the potential of new or underutilized resources.

2. A reduction in the reliance on automobiles and total vehicle miles traveled as well as structure designs minimizing heat gain and loss are important conservation techniques.

3. San Clemente's location and climate make it suitable for utilization of passive and active solar energy technologies.

III. OVERVIEW OF ENERGY POLICIES

This section of the Energy Element establishes goals, objectives, policies and implementation programs to guide the efficient manner in which energy is consumed within the community. The General Plan process requires a total commitment from the local legislative body in adopting the policies of the Energy Element if the goals are to be realized. The policies contained herein address the following:

1. Minimizing transportation-related energy consumption.
2. Reducing energy consumption in buildings.
3. Increasing public awareness and encouraging feasible energy conservation methods.
4. Increasing the energy efficiency of City operations.

IV. GOALS, OBJECTIVES, AND POLICIES

The following presents the goals, objectives, and policies for energy conservation in the City of San Clemente. Implementing programs are contained in the following sub-section. Listed at the end of each policy a capital "I" and number(s) in parentheses which refers to the pertinent implementing program(s).

A. Energy

Goal
Reduce consumption of non-renewable energy sources and support the development and utilization of new energy sources.

Objective
11.1 Minimize transportation-related energy consumption.

Policies

11.1.1 Encourage the development of employment centers and other land uses to provide a balance and minimize vehicle trips in San Clemente and provide incentives to developers to provide employment-generating and other desired land uses (*I 11.1, and I 11.6*).

11.1.2 Require that Specific plans provide for High-Occupancy Vehicles (HOV) where feasible and public transportation through provision of appropriate transit areas and park-and-ride locations along public transportation routes (*I 11.6*).

11.1.3 Require Specific plans to provide for bicycle and pedestrian circulation systems to transit and employment centers (*I 11.1, and I 11.6*).

11.1.4 Maintain a system of traffic signals and controls to minimize waiting time and speed changes on through routes (*I 11.4*).

11.1.5 Provide incentives for the private sector to set up and operate alternative transportation systems (*I 11.6*).

11.1.6 Encourage clustering of residential structures as well as mixed uses where appropriate (*I 11.1, and I 11.6*).

Objective
11.2 Reduce energy consumption in buildings.

Policies

11.2.1 Require energy-efficient subdivision and site planning and building design. Measures to be considered will include building orientation and shading, landscaping, reflectance of building, use of active and passive solar heating and hot water system, etc. In establishing these energy related design

requirements, the City will balance energy efficient design with good planning principles (*I 11.1, I 11.5, and I 11.6*).

11.2.2 Require that new City buildings be energy efficient (*I 11.1, and I 11.3*).

Objective

11.3 Increase public awareness of energy conservation needs and means in order to encourage informed choices about energy conservation by the general public.

Policies

11.3.1 Cooperate with local utilities to provide energy conservation information to the public (*I 11.3, and I 11.4*)

11.3.2 Develop public and/or public-private energy conservation educational programs for City employees and the public (*I 11.4*).

Objective

11.4 Increase the energy efficiency of City operations to save energy, reduce municipal costs, and provide an example to the private sector.

Policies

11.4.1 Introduce concepts of energy efficiency and life-cycle costing to City planning and operating decisions and design of all major City facilities (*I 11.1, I 11.2, I 11.3 and I 11.5*).

11.4.2 Work with other agencies and utility companies to develop safe, economical and renewable energy resources (*I 11.3*).

11.4.3 Consider participating in demonstration projects for energy conservation and savings (*I 11.4*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs to implement the energy conservation policies contained in the preceding subsection of the plan. The capital "I" and numbers preceding each program are referenced by the policies which they implement.

A. Energy Efficient Design

I 11.1 Require energy efficient site and building design in all new development consistent with the requirements of Title 24 of the California Administrative Code.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Developer.

Schedule: Ongoing as development projects are submitted or as funding permits.

I 11.2 Allow for the use of alternative energy systems provided that they meet all public safety, health, welfare and design requirements and are proven to be reliable. If necessary, backup systems should be required.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Developer.

Schedule: Ongoing as development projects are submitted or as funding permits.

B. Energy Audits

I 11.3 Initiate and facilitate programs for energy audits of existing structures and public education programs in the promotion of energy conservation. The programs should define the current levels of use, compare these to current standards for similar types of structures, and prescribe corrective methods to improve conservation. The City should initiate programs which facilitate the retrofitting of existing buildings and their required improvements.

Responsibility: City of San Clemente Department of Community Development in cooperation with energy providers.

Funding Source: City of San Clemente General Fund and/or any available funds approved by the City.

Schedule: Develop a citywide energy conservation program within two (2) years of General Plan adoption, or as funding permits.

C. Energy Conservation Funding

I 11.4 Solicit state and federal funds to implement the City's energy conservation programs as such revenue becomes available.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or any available funds approved by the City.

Schedule: Ongoing as funding opportunities become available.

D. Energy Performance Requirements and Standards

I 11.5 Enforce existing provisions and establish additional energy performance requirements in the building code as information becomes available. Measures to be considered as life-cycle cost feasibility is demonstrated include building orientation and shading, active and passive solar heating and hot water systems, insulation of water heater and pipes, roof, wall and floor insulation, solar swimming pool heater, setback thermostats, double-pane windows, etc.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as development projects are submitted or as funding permits.

I 11.6 Revise the Zoning Ordinance to reflect development standards contained in policies. Amend zoning ordinance and special standards to allow for mixed use development where appropriate as funds are available.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or any available funds approved by the City.

Schedule: Within 18 months of General Plan adoption, or as funding permits.

VI. GLOSSARY

A. Non-Renewable Energy Resource - inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g. minerals, fossil fuels and fossil water)

B. Life-Cycle Costing - the total cost from start to finish of producing, using, maintaining and dispensing of an item or structure.

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CHAPTER FOUR

Hazards

Geologic, Seismic, and Soils Hazards

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12.0 GEOLOGIC, SEISMIC, AND SOIL HAZARDS

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VI. GLOSSARY 12-24

I. STATUTORY REQUIREMENTS

Government Code Section 65302(g) states the following:

> *The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland urban fires.*

This section of the General Plan addresses geologic, seismic, and soils hazards.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

The City of San Clemente and its Sphere of Influence are located in an area of potential landsliding and slope instability, strong ground shaking, and liquefaction susceptibility. These geologic and seismic hazards can affect the structural integrity of buildings and utilities, and in turn cause severe property damage and potential loss of life.

The potential hazards affecting the City lead to a series of policy opportunities and constraints that need to be considered in the Geologic, Seismic and Soil Hazards Element of the General Plan. These issues include but are not necessarily limited to the following:

1. The adequacy of present engineering geologic and geotechnical/soils engineering controls on land development through specific technical standards, review procedures and zoning restrictions.

2. The extent to which development should be planned on the existing and proposed Sphere of Influence areas, and what type of development best fits the geologic and seismic conditions there.

3. Whether the City should perform an evaluation of specific "major" faults and potential liquefaction areas within the City and SOI areas in order to be proactive in the planning of further development in these areas.

4. Assess the need for an integrated evaluation of the potential impacts from a severe local earthquake on the critical, sensitive, and high occupancy facilities in the City due to the presence of geologic and seismic hazards.

5. Whether further actions (e.g., inventory, assessment) of un re-inforced masonry and other high risk (to earthquake damage) structural types is needed.

6. Modification and adaptation of the existing Emergency Response Plan policies to an Earthquake Emergency Preparedness Plan which addresses such issues as 72-hour self-sufficiency, a "cache" of materials for rescue services, alternate routings for emergency vehicles, and evacuation routes in case of I-5 bridge failures.

7. The planning area contains pre-cast concrete buildings, soft story structures and non-ductile concrete frame buildings, that should be assessed to determine any possible need for seismic mitigation.

8. Local, State and Federal disaster preparedness resources and mobilization need to be coordinated with the existing San Onofre Nuclear Generating Station related emergency plans to assure adequate preparedness in the event of a major seismic event.

III. OVERVIEW OF SEISMIC, GEOLOGIC AND SOIL HAZARDS POLICIES

This portion of the Seismic, Geologic and Soil Hazards Element establishes goals, objectives, policies and implementation programs to provide for the protection of human life and the prevention of property damage from such hazards. The General Plan process will require a total commitment from the local legislative body in adoption of these policies to achieve the General Plan's goals and objectives. The policies stated in this section are intended to contain a direct relationship to the desired goals of the community and are the legislative tools which the local governments can utilize to achieve the vision for the community's future.

The Seismic, Geologic and Soil Hazards policies address the following:

1. Protecting human life and reducing damage resulting from fault rupture, slope instability, landslides and soils.

2. Preparing and maintaining an effective response system to a seismic event impacting the community.

3. Implementing effective seismic design standards.

4. Protecting human life and reducing community damage resulting from liquefaction in the City.

5. Continuing the functions of essential (critical, sensitive and high-occupancy) facilities following a disaster.

6. Minimizing major social and economic disruption potentially created by severe community damage.

7. Ensuring the community is adequately prepared for emergencies.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, policies, and programs for geologic, seismic and soil hazards in the City. Implementing programs are contained in the following subsection. At the end of each policy is listed a capital "I" and number in parentheses which refers to the pertinent implementing program. Because the geologic, seismic and hazard policies are highly interrelated, they often apply to more than one objective. In these cases, the other objectives to which they pertain are listed within the parentheses at the close of each policy.

A. Geologic, Seismic and Soil Hazards

Goals

- Substantially reduce the potential level of death, injury, property damage, economic and social dislocation and disruption of vital services that could result from earthquake damage.
- Ensure the availability and effective response of emergency services following an earthquake.
- Prepare the City for effective response to, and rapid, beneficial recovery from, an earthquake.
- Ensure that non-seismic (geologic and soils) and seismic hazards potentially affecting areas for human use or habitation are properly mitigated or avoided prior to development.

B. Fault Rupture

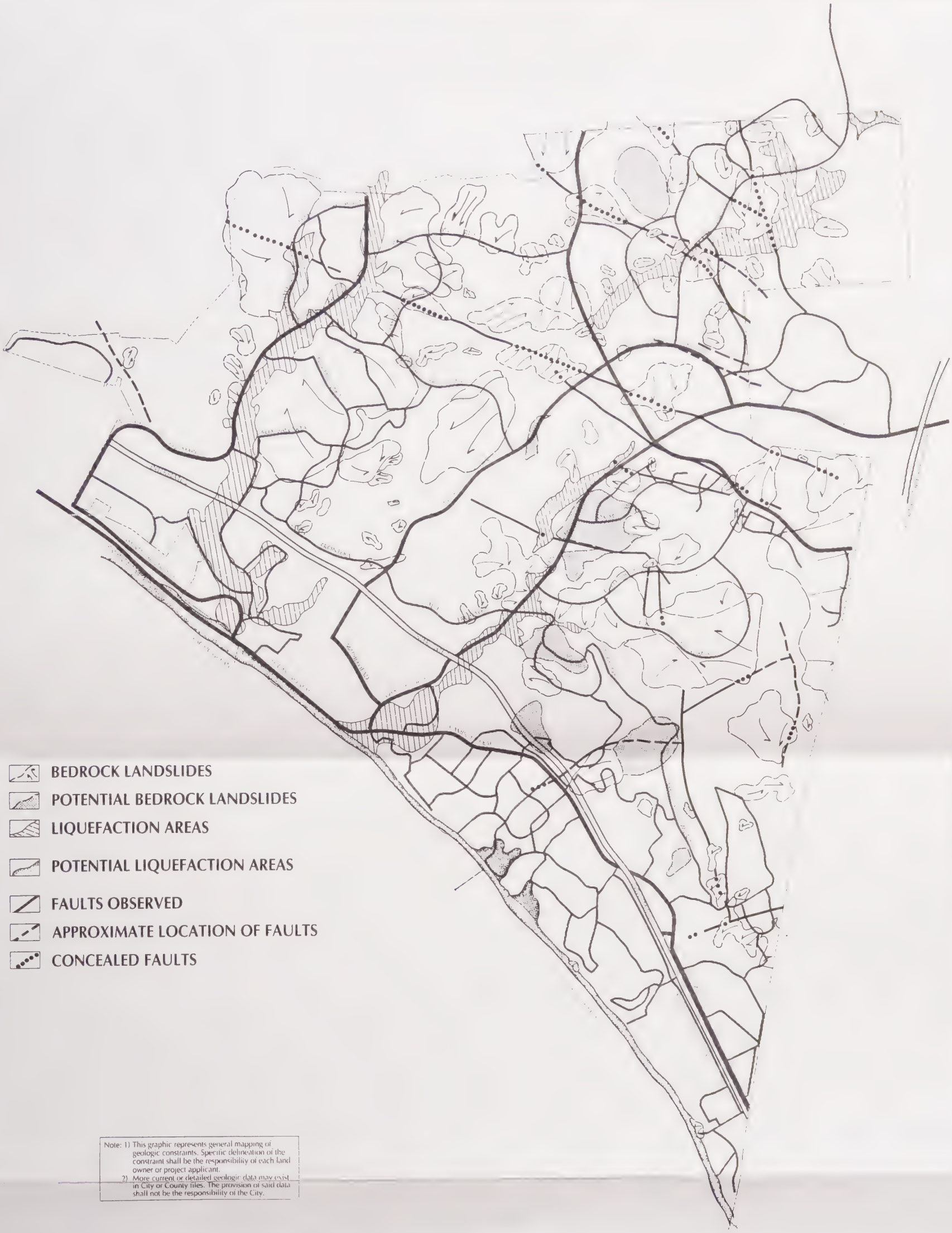
There are presently no known faults in the City or the sphere of influence (SOI) which have been demonstrated as potential fault rupture sources as depicted on Geologic Hazards Map **Figure 12-1**. However, the Mission Viejo and Cristianitos faults are of concern because they remain suspect. The City must remain aware that newly discovered evidence about faults in the City could change their activity status and dictate that fault rupture policies and programs become more important.

Objective

12.1 Protect life, safety, substantially reduce the damage from fault rupture, and help ensure orderly evacuation of building occupants following an seismic event.

Policies

12.1.1 Promote the collection of relevant data on fault location and history of fault displacement, as a basis for future refinement of fault zone policies. Faults with questionable activity levels generally located and shown on **Figure 12-1** of the Geologic Hazards Map with or without State and/or Federal assistance should be evaluated in conjunction with proposed development in these areas. Based on pre-development studies a determination will be made of limitations to be imposed (if



- BEDROCK LANDSLIDES
- POTENTIAL BEDROCK LANDSLIDES
- LIQUEFACTION AREAS
- POTENTIAL LIQUEFACTION AREAS
- FAULTS OBSERVED
- APPROXIMATE LOCATION OF FAULTS
- CONCEALED FAULTS

Note: 1) This graphic represents general mapping of geologic constraints. Specific delineation of the constraint shall be the responsibility of each land owner or project applicant.
2) More current or detailed geologic data may exist in City or County files. The provision of said data shall not be the responsibility of the City.

SOURCE: Morton & Miller, 1981
U.S.G.S. Dana Point 1972 and San Clemente Quadrangle, 1975
California Division of Mines and Geology; Special Report 98 Plate 1
City of San Clemente Seismic Element, 1972.

NOTE: Areas designated with hazards are very approximate and not intended to be used for more than general planning. Site or area-specific studies would be necessary to assess the actual hazard potential.

GEOLOGIC HAZARDS

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FEET 0 1,500 3,000 4,500

NORTH

FIGURE 12-1

necessary) on new development in these fault areas (*I 12.2, I 12.6, and I 12.23).*

12.1.2 Implement mandatory development restrictions and investigation requirements (by the state, under the Alquist-Priolo Act, or by the City), if active or potentially active faults are recognized within the City or SOI. Until such recognition, recommendations regarding fault hazard should be left to the discretion of the City's Engineering Geology Consultant (*I 12.1 and I 12.23*).

12.1.3 Require that any building intended to have occupancy be located at least 50 feet from either side of an active or potentially active fault (*I 12.3*).

C. Strong Seismic Ground Shaking

Earthquake sources outside the City and SOI have the potential to generate large seismic events and strong ground motions in the City and SOI. These large events may have a low likelihood of occurrence, but if one should occur impacts to health, safety and property could be substantial.

Objective

12.2 Protect health and life safety, and reduce the level of potential property damage from the adverse effects of strong seismic ground shaking by implementing effective standards for seismic design of structures in the City, consistent with the state-of-the-art; and facilitate rapid physical and economic recovery following a damaging earthquake.

Policies

12.2.1 Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the best available standards for seismic design. Assess building codes in use in the City to determine if they are sufficient for the moderate to high levels of ground shaking anticipated in proximity to major faults (*I 12.1, I 12.2, I 12.3, I 12.4, I 12.5, I 12.15, I 12.16, I 12.17, I 12.18, I 12.19, I 12.20, I 12.21, and I 12.22*).

D. Liquefaction

Potential liquefaction occurrence in the City and sphere of influence area (SOI) is primarily limited to the valley bottoms and the shoreline areas. Likelihood of occurrence is directly related to strong seismic ground shaking potential, when water is shallower than 50 feet and where sandy deposits are relatively loose and unconsolidated.

Objective

12.3 Protect life and essential lifelines and reduce the potential for property damage from liquefaction; and promote the collection of more complete information on liquefaction susceptibility throughout the canyon-bottom and shoreline areas of the City.

Policies

12.3.1 Require, in conjunction with proposed development, the determination of the liquefaction potential at sites generally located and depicted on **Figure 12-1** as liquefaction areas or potential liquefaction areas, and require that specific measures be taken, as necessary, to prevent or reduce damage in a seismic event especially to essential lifelines (*I 12.1, I 12.2, I 12.6, I 12.15, I 12.16, I 12.17, and I 12.24*).

12.3.2 Promote the collection and compilation of the most current data on groundwater levels and liquefaction susceptibility. The information should be used as a basis for identification of areas susceptible to liquefaction, and for modification, as necessary, of liquefaction related policies or procedures (*I 12.2, I 12.15, I 12.18, and I 12.19).*

12.3.3 Encourage the development of a means to identify and reduce the liquefaction potential of sites when structures currently exist (*I 12.15 and I 12.21*).

E. Slope Stability, Landslides and Soils

Landslides and potentially unstable slope areas are common within the city and less common in the SOI area. Policies are intended to require studies prior to any discretionary or non-discretionary permit approvals in order to provide developers with early warnings as to conditions which may later affect the permitting process as related to geologic, seismic and soil hazards.

Objective

12.4 Protect life, provide safety, and substantially reduce the potential level of property damage from landslides, mudflows, slope failures and soil hazards; promote the collection and utilization of more complete information on slope instability potential throughout the City.

Policies

12.4.1 Require, in conjunction with a proposed development project, the determination of landslide and slope instability potential and that pertinent measures be incorporated in the project design to mitigate this potential (*I 12.8, I 12.9, I 12.23, and I 12.25*)

12.4.2 Require an assessment of potential damage to essential lifelines (e.g., gas, water, electric, communication, sewer) due to landslides and implement appropriate mitigation measures for proposed development projects (*I 12.8, I 12.9, I 12.24, I 12.25, and I 12.33*).

12.4.3 Evaluate, in conjunction with proposed development, all slopes with a greater than 25 percent grade for slope stability and erosion potential; include slopes less than 25 percent where liquefaction (lateral spreading) potential exists (*I 12.1*).

12.4.4 Review proposals for new development and expansions of existing development in areas which are susceptible to

collapsible or expansive soils and require adequate mitigation of these hazards *(I 12.1, I 12.9, and I 12.25).*

F. Critical, Sensitive, and High-Occupancy Facilities

These three types of essential facilities are shown on **Figure 12-2** and defined within the City as follows:

a. "Critical facilities" are those facilities whose continued functioning is necessary to maintain public health and safety following a disaster, and facilities where damage or failure could pose hazards to life and property well beyond their immediate vicinity. Examples include police and fire command and equipment centers, hospitals, and emergency shelters.

b. "Sensitive facilities" include facilities used for the manufacture, storage or sale of hazardous materials, as well as socially significant facilities such as schools, nursing homes, and housing for the elderly, handicapped, or mentally ill.

c. "High-occupancy facilities" are public or private structures for housing or assembly of large populations.

Objective

12.5 Ensure the continued functioning of essential (critical, sensitive and high-occupancy) facilities following a disaster; help prevent loss of life from the failure of critical and sensitive facilities in an earthquake; and help prevent major problems for post-disaster response, such as difficult or hazardous evacuations or rescue, large number of injuries, and major cleanup or decontamination of hazardous materials.

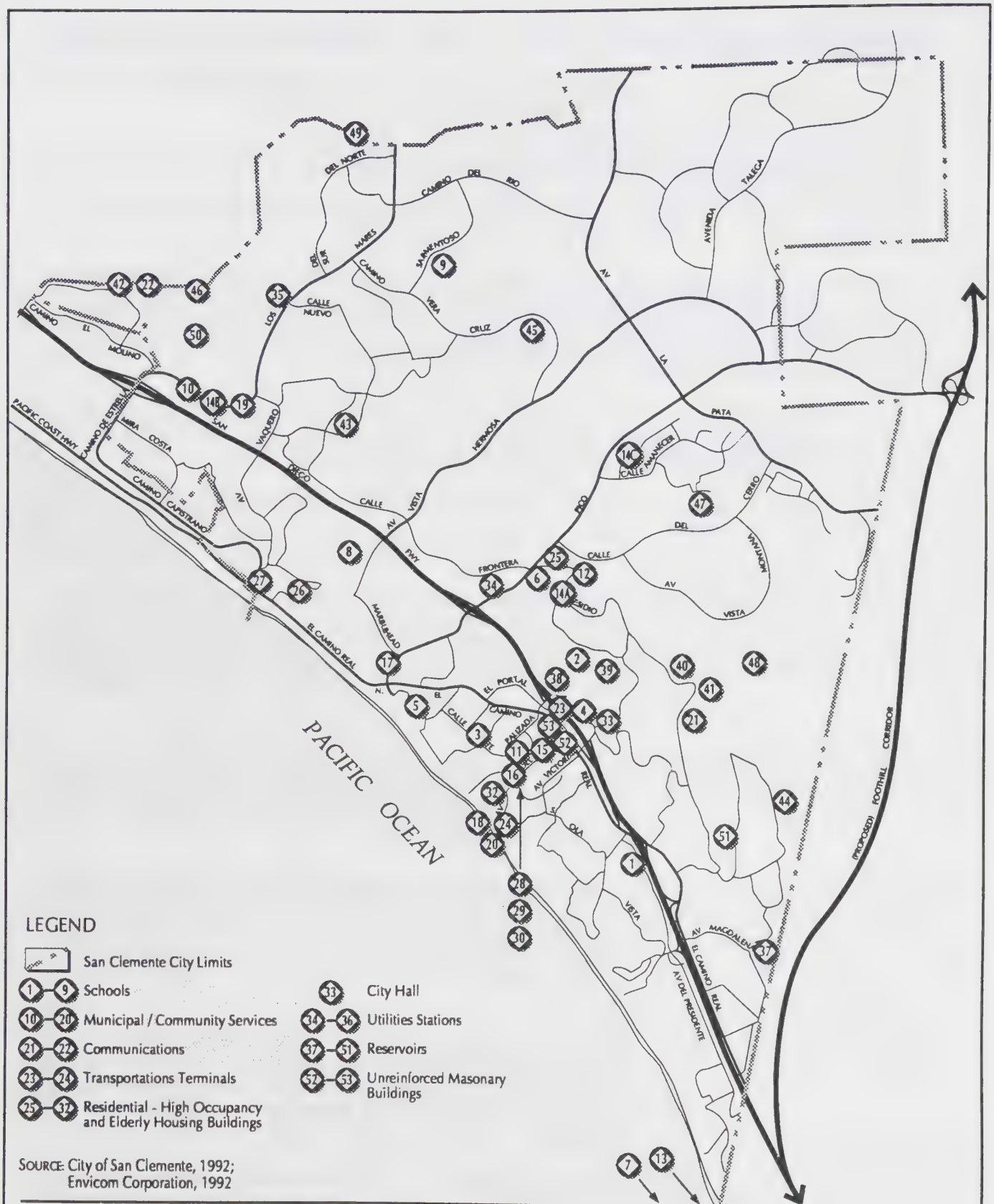
Policies

12.5.1 Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for essential facilities (*I 12.1, I 12.2, I 12.3, I 12.8, and I 12.10*).

12.5.2 Require that proposed essential facilities be subject to seismic review, including detailed site investigations for faulting, liquefaction ground motion characteristics, and slope stability, and application of the most current professional standards for seismic design (*I 12.1, I 12.2, I 12.3, I 12.4, I 12.5, and I 12.19*).

12.5.3 Prohibit the location of Critical Facilities within 150 feet of an active or potentially active fault unless determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations (*I 12.1, I 12.3 and I 12.5*).

12.5.4 Prohibit the location of Sensitive and High-Occupancy facilities within 100 feet of an active or potentially active fault unless determined by a qualified geologic engineer that a closer location will not result in undue risks based on detailed site investigations (*I 12.1, I 12.4, and I 12.5*).



CRITICAL, SENSITIVE, AND HIGH OCCUPANCY FACILITIES

SAN CLEMENTE GENERAL PLAN

FIGURE 12-2

12.5.5 Attempt to locate Critical and Sensitive structures in areas with continuous road access where utility services can be maintained in the event of an earthquake (*I 12.1 and I 12.15*).

12.5.6 Encourage owners of existing Critical and Sensitive Facilities with significant seismic vulnerabilities to upgrade, relocate or phase out the facilities as appropriate (*I 12.8 and I 12.11*).

12.5.7 Incorporate planning for potential incidents affecting Critical, Sensitive and High-Occupancy Facilities into the City's contingency plans for disaster response and recovery (*I 12.11*).

12.5.8 Encourage all existing essential facilities located in areas of potential geologic, seismic and soils hazards to maintain emergency response plans, with contingencies for all appropriate hazards (*I 12.8, I 12.29 and I 12.31*).

G. Hazardous Structures

Examples of hazardous structures includes: Unreinforced Masonry (URM) buildings, nonductile concrete frame buildings; inadequately designed pre-cast/tilt-up construction; multi-story buildings with soft structures; inadequately designed structures with geometrical irregularities, mobile homes, residential buildings or other structures not properly secured to their foundations; dilapidated buildings; buildings with unusual interior and exterior nonstructural hazards; bridges, overpasses, tunnels; dams and water tanks.

Objective

12.6 Minimize to the greatest extent feasible the loss of life, serious injuries, and major social and economic disruption caused by the collapse of or severe damage to vulnerable structures (e.g., buildings, bridges, water storage facilities, key railroad components) in an earthquake.

Policies

12.6.1 Encourage the adoption of a program for the orderly and effective upgrading of seismically hazardous structures in the City for the protection of health and safety. Consider the adoption of a set of retrofit and upgrade requirements patterned after the State of California URM Law (SB547) (*I 12.10, I 12.11, and I 12.12*).

12.6.2 Consider the definition of procedures for seismic review of other potentially hazardous structures in the City at appropriate points in the structures' history (*I 12.13 and I 12.34*).

H. Emergency Preparedness

Objective

12.7 Provide effective response in a disaster, for life-saving and the curtailment of property damage and social dislocation; enhance emergency preparedness through maximum integration with the San Onofre Nuclear Generating Station (SONGS) related emergency plans, community education and self-

help programs; and minimize to the greatest extent feasible serious damage and injuries through effective hazard mitigation.

Policies

12.7.1 Promote coordination between City agencies, City residents and the business community to enhance preparedness through mutual responsibility (*I 12.7, I 12.26, I 12.27, I 12.28, I 12.29, and I 12.30*).

12.7.2 Incorporate three phases into the City's emergency preparedness program; hazard mitigation, disaster response and self-sufficiency/mutual support of residents, business and industry (*I 12.7, I 12.26, I 12.27, I 12.28, I 12.29, and I 12.30*).

12.7.3 Periodically monitor the appropriateness and effectiveness of the City's disaster response plans and update these as necessary (*I 12.26, I 12.27, I 12.28, and I 12.29*).

I. Post-Disaster Reconstruction

Objective

12.8 Encourage preparation of a plan to facilitate the rapid and effective recovery of the City following an earthquake; identify potential for alternative sources of financing of damage repair and reconstruction.

Policies

12.8.1 Consider the development of programs, options, and procedures to promote the rapid reconstruction of the City following an earthquake, and to facilitate a specific upgrading of the community environment, as opportunities allow; emphasize coordination with appropriate public agencies and private entities (*I 12.14 and I 12.34*).

12.8.2 Establish the mitigation of earthquake hazards as a high priority for City programs, both before and after an earthquake (*I 12.1, I 12.3, I 12.4, I 12.5, I 12.6, I 12.10, I 12.14, I 12.16, I 12.17, I 12.18, I 12.18, I 12.19, I 12.20, I 12.21, I 12.22, I 12.23, I 12.24, I 12.30, I 12.32 and I 12.34*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the geologic, seismic and soil hazard policies contained in the preceding sub-section of this element. The capital "I" and number preceding each program are referenced by the policies which they implement.

A. Zoning and Building Codes

I 12.1 The building, zoning and grading codes shall be reviewed, and amended as appropriate for incorporation of standards modified by the policies herein or the (a) siting, seismic design, and review of Critical, Sensitive and High-Occupancy Facilities; and (b) review of slope stability and soil hazards for new developments prior to discretionary review as background.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify, where appropriate, the building, zoning and grading codes within 12 months of General Plan adoption or as funding permits.

I 12.2 Detailed site specific studies for ground shaking characteristics, liquefaction potential (only in areas defined as being susceptible to liquefaction as shown in **Figure 12-1**), and fault rupture potential shall be required prior to discretionary review as background to the development/approval process for Critical, Sensitive and High-Occupancy Facilities.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Public Initiated: City of San Clemente General Fund.

Private Initiated: Development application fees.

Schedule: Ongoing as project applications are submitted or as funding permits.

I 12.3 Zoning regulations shall be amended to prevent Critical Facilities from being located within 150 feet of an active fault identified by the City's database or from field investigation. This distance may be modified if it is determined by a qualified geologic consultant that no adverse risk would occur based on field surveys, borings, and other relevant data and analysis. Any building intended for human occupancy shall be constructed greater than fifty feet of either side of an active or potentially active fault.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund.

Schedule: As required with the identification of new geologic data or as funding permits.

I 12.4 Sensitive and High-Occupancy Facilities shall not be allowed within 100 feet of either side of an active or potentially active fault. This distance may be modified if it is determined by a qualified geologic consultant that no adverse risk would occur based on field surveys, borings, and other relevant data and analysis.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Development application fees.

Schedule: Ongoing as project applications are submitted.

I 12.5 Fault activity investigation reports shall have a standard format developed through consultation among the California Division of Mines and Geology, the City's Engineering Geology Consultant and relevant City Departments (e.g., Planning, Engineering, Building). An agreed upon design earthquake shall be formulated by this group for the San Andreas, Elsinore, and Offshore Zone of Deformation faults and utilized in the reports to determine ground shaking potential. Reports shall be reviewed for adequacy by the City's Engineering Geology Consultant. At such time, the City's Sphere of Influence is annexed, the City (Planning and Engineering) shall require that areas planned for development within 500 feet of the Mission Viejo and Cristiantos faults be studied to document evidence on age of last movement.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Update master geologic file with new field data annually or as funding permits.

I 12.6 All construction excavations and trenches of five feet or deeper, created in conjunction with human occupancy structures and public works infrastructure, shall be inspected by the City's Engineering Geology Consultant for any evidence of faulting if the subject property is identified as lying within 500 feet of the mapped zones of the Mission Viejo and Cristianitos faults in previous soils, or geologic reports conducted for subject sale.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Private development funds.

Schedule: Ongoing as funding permits.

I 12.7 Public participation shall be sought in the development of hazard mitigation and disaster recovery programs.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as hazard mitigation and disaster recovery programs are developed and as funding permits.

B. Existing Hazards: Critical Facilities

I 12.8 Existing City-owned, City-leased or City-rented Critical, Sensitive and High-Occupancy facilities shall be reviewed for any significant siting, design or construction problems that would make them vulnerable in an earthquake. The findings shall be incorporated into emergency operations plans as well as addressed in longer-term programs of facilities upgrading or relocation.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review siting, design and construction of critical, sensitive and high-occupancy facilities within two (2) years of General Plan adoption or as funding permits.

I 12.9 Developers shall be responsible for supplying a preventative maintenance program for all manufactured (cut and fill) slopes. The City shall consider implementation of a developer-sponsored 10-year slope failure warranty requirement. Inspection and maintenance including grading, planting and irrigation, of slopes during this period will be provided for in association fees and CC&Rs.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Funds from development applicants.

Schedule: As necessary or as funding permits.

C. Hazardous Buildings

I 12.10 A data base shall be compiled at the earliest opportunity on all unreinforced masonry and other structural types which may be considered as potentially seismically hazardous in the City.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as the inventory needs maintaining or updating, or as funding permits.

I 12.11 Consider the adoption of an ordinance for the upgrading of seismically hazardous structures which would include priorities for the sequence of enforcement; structural standards for seismic upgrading; options or requirements for early anchoring of buildings, to provide an initial level of reinforcement at an early stage of seismic retrofit; incorporation of concepts and provisions of the State Code for historic buildings, to provide additional flexibility for preservation of historic buildings while protecting them from significant earthquake damage; a time schedule for enforcement; and procedures for the posting and maintenance of warning signs on hazardous structures.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify, where appropriate, the building, zoning and grading codes as funding permits.

I 12.12 A special recognition program for buildings that have been reinforced under the hazardous buildings ordinance shall be considered, such as a plaque or certificate that can be displayed on or in the building.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Evaluate the merits of program within 24 months of General Plan adoption or as funding permits.

I 12.13 Maintain an awareness of other types of structures which may be considered by engineers, over time and through state-of-the-art changes to be seismically hazardous and develop programs for the reduction of these seismic hazards. For example, the City may consider the modification of the current ordinance to require concrete tilt-up and concrete frame

buildings built before enactment of the current seismic codes to meet basic seismic standards before a change in use or occupancy level is approved, or when significant alteration or repair is proposed.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Evaluate the merits of establishing a program within 24 months of General Plan adoption or as funding permits.

I 12.14 Special structural reviews shall be conducted on any multi-story or concrete buildings receiving significant damage in an earthquake, prior to their repair or demolition. Structural review would be the responsibility of the owner.

D. Liquefaction

I 12.15 Require the preparation of a liquefaction report for proposed projects located in liquefaction susceptibility zones. Liquefaction reports shall be prepared prior to preparation of development plans or tentative tract maps. These reports will be utilized to help assure that adequate liquefaction mitigation is possible, and that the proposed mitigation is built into the initial project layout and design.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as project applications are submitted.

I 12.16 Liquefaction susceptibility and fault zone designations and related land-use and construction policies shall be reviewed and updated periodically to reflect current information and technology.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify, where appropriate, liquefaction susceptibility and fault zone designations as current data and technology becomes available or as funding permits.

I 12.17 Request the California Division of Mines and Geology or the U.S. Geological Survey to perform an initial study to define the groundwater

levels in areas where liquefaction potential is estimated to be high. For areas of very high groundwater (within 30 feet of the ground surface), the City shall consider the appropriateness of requiring potential developers in these areas to investigate means of lowering the groundwater level, and consider appropriate programs to that end.

Responsibility: City of San Clemente Department of Community Development in cooperation with the California Division of Mines and Geology or U.S. Geological Survey.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Groundwater study shall be updated every five (5) years or as funding permits.

I 12.18 High groundwater problems related to any old, improperly-abandoned water wells shall be mitigated by the current owner wherever possible, through use of proper sealing and abandonment procedures.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Property owner/developer funds.

Schedule: Ongoing as wells are discovered or as funding permits.

I 12.19 Ensure the community has an adequate information base on the level and extent of the City's water table. Require project proponents to conduct water resource analysis should data prove to be insufficient.

Responsibility: City of San Clemente Department of Community Development in cooperation with a consulting geologists/engineer.

Funding Source: City of San Clemente General Fund and/or any other available funding sources approved by the City.

Schedule: Ensure the City has adequate information within 12 months following General Plan adoption or contract a consulting firm to provide detail information of the City's water resources within 24 months or as funding permits.

E. Building Codes and Review Procedures

I 12.20 Seismic revisions to the State Uniform Building Code shall be reviewed and implemented in the City's Building Code.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify, where appropriate, the building, and grading codes on an on going basis as funding permits.

I 12.21 The City's building and grading codes shall be modified to reflect investigation requirements for designated potential liquefaction zones. A liquefaction susceptibility investigation shall be required for Critical Facilities, Sensitive Facilities, High-Occupancy Facilities, and buildings with more than three stories or more than 6,000 square feet in foundation area. Studies for all other human occupancy buildings should be at the discretion of the City Engineer and the City's Engineering Geology Consultant. Liquefaction susceptibility zones within the City.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Review and modify, where appropriate, the building, and grading codes within 18 months of General Plan adoption or as funding permits.

I 12.22 Review the current building code enforcement procedures for concrete tilt-up and composite pre-stressed concrete construction for consistency with effective principles of seismic design, and revise as appropriate to maintain the seismic integrity of new construction.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Revise, where appropriate, the building code enforcement procedures for consistency within 24 months of General Plan adoption or as funding permits.

I 12.23 Effective review of seismic design for proposed Critical, Sensitive and High Occupancy Facilities and buildings of four stories or more in height, or 6,000 square feet or more in ground level floor space shall be conducted by City-retained structural engineers or through third-party review (paid for by the developer) by qualified engineers responsible to the City Engineer.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as project applications are submitted or as funding permits.

I 12.24 A central repository shall be established in the Engineering Department, for the collection and compilation of geologic and soils engineering information related to faults and fault zone studies, groundwater levels, soils characteristics, susceptibility to landslides and liquefaction, and other data as appropriate. This information shall be used to increase the knowledge and insights of City reviewers and applicants alike, in support of hazard mitigation.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Establish geologic repository immediately following General Plan adoption and update as necessary or as funding permits.

I 12.25 All geologic and soils reports submitted to the City shall be reviewed for their adequacy and completeness by a qualified, Certified Engineering Geologist and/or Registered Soils Engineer.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as project applications are submitted and as funding permits.

F. Emergency Preparedness

I 12.26 Appropriate disaster response and earthquake response plans shall be maintained and updated.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Annually review the "appropriateness" of plans and modify when necessary or as funding permits.

I 12.27 Disaster response plans shall include adequate capabilities for heavy search and rescue, major medical response, interim morgue, emergency shelter, traffic and utility impacts, debris removal and disposal, as well as hazardous materials response for any chemicals stored or used in or adjacent to the hazardous buildings. Disaster response plans shall also include procedures for access, traffic control, emergency evacuations, and security of damaged areas.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Annually ensure program includes at a minimum items listed above as funding permits.

I 12.28 Maintain effective mutual aid agreements with other agencies and/or municipalities for fire, police, medical response, public works, building inspection, mass care, and heavy rescue.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as necessary or as funding permits.

I 12.29 Emergency response exercises shall be conducted by the City and in cooperation with other pertinent agencies. Exercises shall be designed to test and upgrade various disaster response plans.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Exercises shall be conducted at least every two (2) years or as funding permits.

I 12.30 A program of public education and preparedness shall be a major, continuing component of the emergency preparedness program. It should include, at a minimum:

a. the existence and approximate locations of major regional and local faults, landslide and liquefaction susceptibility areas;

b. the potential for strong ground shaking in the area, and means of strengthening buildings and protecting furnishings, equipment and other building contents from damage;

c. the need for businesses and residents to be self-sufficient for several days following an earthquake, including food, water, medical assistance, and limited fire-fighting;

d. specific information describing what an individual should do during and immediately following an earthquake, whether at home, in a car, at work, or in an unfamiliar building.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Annually ensure program includes at a minimum items listed above as funding permits.

I 12.31 Solicit the cooperation of the business community for public education and mutual assistance. Businesses shall be encouraged to develop their own disaster response plans and have provisions for food, water, first aid and shelter of employees who may not be able to return home for several days following a major earthquake.

Responsibility: City of San Clemente Community Development and Fire Departments in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Ongoing as funding permits.

G. Planning For Post-Disaster Recovery

I 12.32 A standing in-house Disaster Recovery Committee shall be maintained to provide contingency planning for the rapid and effective reconstruction of the City following a disaster. The committee shall include representatives of Planning, Public Services, Community Development, Building, and Engineering, Fire and Police policy functions, as well as liaison to the local utilities and any State and Federal redevelopment, housing, and/or reconstruction programs, and other functions as necessary. Responsibilities would include the definition of procedures for post-disaster damage assessment as required for obtaining State and Federal assistance and specific recovery planning; review of damage patterns and development of specific plans for post-disaster reconstruction, including programs for effective recovery of lifelines, housing, and the commercial viability of the community; and development of procedures for rapid determination of locations where significant damage is caused by inherent

geologic or structural problems that must be corrected to prevent recurring damage (high hazard areas).

Responsibility: City of San Clemente Department of Community Development in cooperation with the other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Annually review the "appropriateness" of plans and modify when necessary or as funding permits.

I 12.33 If the Disaster Recovery Committee determines that there are potentially high hazard areas within the City, procedures shall be developed for obtaining appropriate professional review of these areas, and specific recommendations for hazard mitigation.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Develop review procedures and specific recommendations as necessary or as funding permits.

I 12.34 Guidelines shall be developed by the Disaster Recovery Committee which provide a clear direction for the exercise of authorities following an earthquake related disaster for such purposes as:

a. rapid designation of redevelopment areas;

b. revision of land use, circulation and parking requirements, and institution of other programs for improving the community environment;

c. adaptation and institution of special programs for disaster recovery;

d. funding of disaster recovery measures;

e. moratoria on reconstruction in any high-hazard areas where damage could be repeated in after shocks or in future earthquakes;

f. upgrading of the building code if deficiencies are believed to exist;

g. establishment of Geologic Hazard Abatement Districts, as appropriate; and

h. designation of sites for temporary housing (e.g., travel trailers and pre-fab construction) of households made homeless in the disaster, in cooperation with the Disaster Housing Program of the Federal Emergency Management Agency.

Responsibility: San Clemente Disaster Recovery Committee in cooperation with the Department of Community Development.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Within 24 months of General Plan adoption or as funding permits.

VI. GLOSSARY

A. Active Fault	-	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; has exhibited surface displacement within the Holocene time (approximately the past 11,000 years.
B. Bedrock Landslide	-	The falling or sliding down of a mass of earth and/or rock which cuts at the underlain solid rock foundation.
C. Critical Facility	-	Facilities which either provide emergency services or house or serve many people who would be injured or killed in a case of disaster damage to the facility.(e.g. hospitals, emergency service, communication and utility facilities).
D. Erosion	-	The process by which soil and rock are detached and moved by running water, wind, ice and/or gravity
E. Flooding	-	A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidences, that result in the temporary inundation of land that is usually dry.
F. Ground Failures	-	Mudslide, landslide, liquefaction or soil compaction
G. High Occupancy Facility	-	A public or private facility for housing or assembling large populations
H. Landslide	-	A general term for a falling mass of soil or rocks
I. Liquefaction	-	A process by which water-saturated granular soils transform form a solid to a liquid state during strong ground shaking.

J. Potentially Active Fault	-	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; shows evidence of surface displacement during Quaternary time (the last 2 million years)
K. Seiche	-	An earthquake-induced wave in a lake, reservoir, or a harbor
L. Sensitive Facility	-	A facility used for the manufacture, storage or sale of hazardous materials as well as schools, nursing homes and housing for the elderly, handicapped or mentally ill.
M. Subsidence	-	The gradual, local settling or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure
N. Surface Rupture	-	A break in the ground's surface and associated deformation typically resulting from the movement of a fault
O. Tsunami	-	A wave, commonly called a tidal wave, caused by an underwater seismic disturbance, such as sudden faulting, landslide, or volcanic activity

13.0

Natural Hazards

CITY OF
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PLAN

13.0 NATURAL HAZARDS

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I. STATUTORY REQUIREMENTS

Government Code Section 65302(g) states the following:

> *The General Plan shall include a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires.*

This section addresses natural hazards which include which include flooding and tsunami and tidal/marine hazards as they pertain to public safety.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. Flooding

1. The City should evaluate the impacts of new hillside developments on storm drainage and runoff, particularly during high intensity rainfall events.

2. Areas of the City are subject to 100-year floodplains which could impact future development.

B. Tsunamis And Tidal/Marine

1. The impact of tsunamis and tidal/marine hazards on coastal structures and the beach/bluff environment.

2. Beach/bluff erosion and protection of coastal structures.

III. OVERVIEW OF NATURAL HAZARDS POLICIES

This portion of the Natural Hazards Element establishes goals, objectives, policies and implementation programs to provide for the protection of human life and property from such hazards. The General Plan process will require a total commitment from the local legislative body in the adoption of these policies for the General Plan's goals and objectives to be realized. The policies stated in this section are intended to contain a direct relationship to the desired goals of the community and are the legislative tools which the local governments can utilize to achieve the vision for the community's future.

This Element of the General Plan attempts to reduce the potential for human injury and property damage throughout the City. Specifically, the Natural Hazards policies address the following:

A. Flooding

1. Maintaining of flooding control systems.
2. Restricting of development in flood hazardous zones which lack adequate mitigation.
3. Establishing and maintaining of emergency response operations for flooding.

B. Tsunami and Tidal/Marine Hazards

1. Obtaining available information on tsunami and tidal/marine hazard susceptibility.
2. Minimizing the potential for damage and injury in the community.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for natural hazards in the City of San Clemente. Implementing programs are contained in the following sub-section. At the end of each policy is listed a capital "I" and number in parentheses which refers to the pertinent implementing program.

A. Flooding

Goal
Protect the lives and properties of residents and visitors to the City from flood hazards.

Objective
13.1 Maintain control systems and restrict development to minimize hazards due to flooding.

Policies

13.1.1 Use natural watercourses as the City's primary flood control channels whenever feasible (*I 13.1*).

13.1.2 Require that property owners keep natural drainage courses on their sites free of obstructions such as structures and dams, which may adversely affect flooding on the site or downstream properties (*I 13.1*).

13.1.3 Prohibit land use development within the 100-year flood zone unless adequate mitigation is provided against flood hazards (refer to **Figure 13-1**) (*I 13.1*).

13.1.4 Update existing drainage and retention studies and improvement plans accordingly (*I 13.2*).

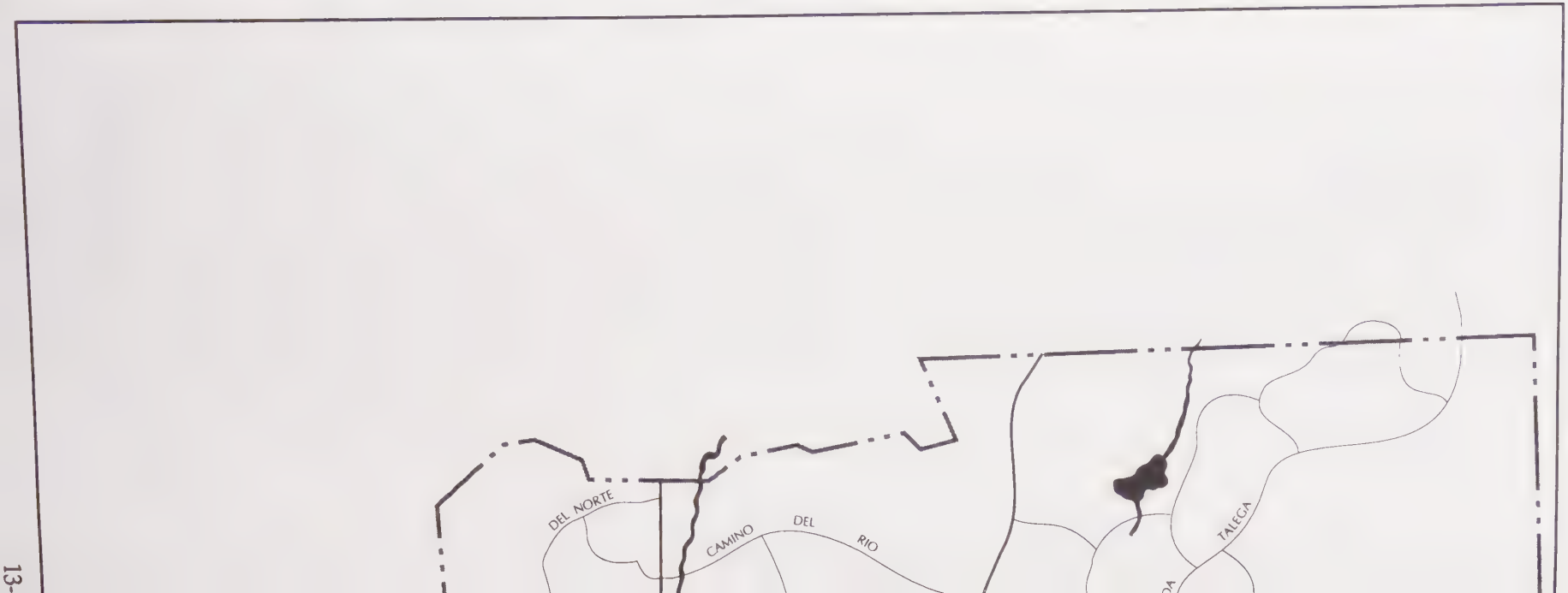
13.1.5 Implement Federal, State and County flood control regulations as appropriate (*I 13.2*).

13.1.6 Require that all new storm drainage facilities be constructed in accordance with County design specifications (*I 13.1*).

Objective
13.2 Establish and maintain emergency response operations for flooding.

Policies

13.2.1 Define and coordinate appropriate procedures for police, fire and other agency emergency responses during flooding, consistent with Federal, State and County regulations, as well as the City's Emergency Response and Operations Plans (*I 13.3*).



13-

V. IMPLEMENTATION PROGRAMS

The following programs implement the flooding and tsunami hazard policies for the City of San Clemente. Each program is preceded by a capital "I" and a number which is referenced by the pertinent policy which it implements in the preceding section (noted in parentheses at the close of each policy).

A. Flooding Hazards

I 13.1 Development proposals for projects within the 100-year flood plain shall be reviewed for consistency with Federal Emergency Management Agency State, County and City requirements.

A site specific hydrology study which meets the standards of the City of San Clemente and the County Flood Control District shall be prepared by a qualified civil engineer as a prerequisite to the approval of projects within the 100-year flood plain. The hydrology study shall be reviewed by the City Engineer and shall be subject to City Engineer approval. Staff recommendations regarding the facilities necessary to mitigate flooding hazards resulting from project implementation and/or impacts to flood facilities shall become conditions of project approval. Mitigation against flooding hazards must be provided prior to the issuance of certificates of occupancy.

Responsibility: City of San Clemente Community Development/Engineering Division in cooperation with the Orange County Flood Control District.

Funding Source: Administrative: City of San Clemente General Fund and/or development application fees.

Hydrology Study: project applicant funds.

Schedule: Ongoing as development applications are submitted or as funding permits.

I 13.2 Update and implement existing drainage and retention studies and plans and initiate appropriate capital improvement programs.

Responsibility: City of San Clemente Community Development/Engineering Division in cooperation with the Orange County Flood Control District.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: As necessary, or as funding permitted.

B. Emergency Response

I 13.3 Maintain the City's Emergency Response and Operations Plan, periodically reviewing and updating its procedure in response to incidences of flooding as conditions and information warrants.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: As needed when flood conditions and information changes or as funding permits

C. Tidal Hazards

I 13.4 Ensure through the development review process, that proposed projects located in the tidal hazard area (**Figure 13-1**);

- Are sensitively designed not to exacerbate beach/bluff erosion and the need for sand replenishment along city beaches.
- Plan for expedient evacuation of residents and employees during Tsunami Warning periods, by providing adequate ingress/egress from hazard zone.
- Consider design options which reduce the potential for damage to private property and threats to public safety, i.e., raised foundations, ground floor parking with upper level uses.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Ongoing as development projects are submitted or as funding permits.

I 13.5 Use the Weather Wire's information from the National Weather Service to detect and warn of tsunami occurrences and other weather conditions in the region. This system should be monitored by the Marine Safety Division, which presently receive daily reports on weather conditions for marine operations. This warning system should be incorporated into the City's Emergency Preparedness Plan.

Responsibility: City of San Clemente Beaches, Parks, and Recreation Department Department in cooperation with the Emergency Response Committee and other appropriate City departments.

Funding Source: City of San Clemente General Fund and/or other available funding sources approved by the City.

Schedule: Monitor conditions daily and report annually on suggested modifications to the Emergency Preparedness Plan.

Noise

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14.0 NOISE

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I. STATUTORY REQUIREMENTS

Government Code Section 65302(f) states the following:

> *The General Plan shall include a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:*
>
> *1) Highways and freeways*
>
> *2) Primary arterials and major local streets*
>
> *3) Passenger and freight on-line railroad operations and ground rapid transit systems*
>
> *4) Aviation and airport related operations*
>
> *5) Local industrial plants*
>
> *6) Other ground stationary noise sources contributing to community noise environment*

A local noise element should accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. Existing Freeway and Rail Corridor

As the City of San Clemente continues to develop its inland ranches and further development of Orange County and North San Diego County occurs, more vehicular traffic will use Interstate 5. Development of the proposed interchange at Vista Hermosa and the freeway, will alter existing traffic patterns. This will likely result in increased noise exposure to the properties along Vista Hermosa and along streets crossing Vista Hermosa.

In addition, the San Clemente rail stop may be upgraded to a rail station. The proposed station is intended to meet current, and possibly increased, demand for train service in South Orange County. This proposal will require a site-specific noise analysis to determine if the current location is suitable for increased traffic and rail noise generated, or if an alternative location is recommended.

B. Proposed Foothill Transportation Corridor

Because of accelerated urban development in South Orange County and in North San Diego County, an additional transportation corridor has been proposed to alleviate traffic congestion through the Mission Viejo-San Clemente corridor. Development of the new transportation corridor will change the intensity and levels of noise occurring within the City of San Clemente. The City will require additional noise analysis to assure that development along the finalized transportation corridor will not be exposed to noise levels beyond the accepted City noise threshold, either from rail or vehicular traffic.

C. Other Development in the City

Within the existing and proposed sphere of influence area there are five ranchland area communities Rancho San Clemente, Forester Ranch, Talega, Marblehead Inland and Marblehead Coastal. Further development of these sites will increase traffic along existing roads. Analysis of noise effects should be reviewed by the City of proposed developments circulation plans to ensure that planned development of new roads will not increase noise exposure to residents beyond the accepted City noise threshold.

III. OVERVIEW OF NOISE POLICIES

This portion of the Noise Element establishes goals, objectives, policies and implementation programs to evaluate existing and future noise condition and minimize the impacts of noise on the community. The policies stated in this section contain a direct relationship to the desired goals of the community and are the legislative tools with which San Clemente can realize its vision for the future. The policies of the noise element address:

1. Adopting and enforcing legally adequate noise regulations and guidelines.
2. Preventing and mitigating excessive noise exposure impacts on the community.
3. Minimizing traffic-generated noise impacts on "noise-sensitive" uses.
4. Reducing the encroachment of non-residential use noise impacts onto "noise sensitive uses".
5. Minimizing noise impacts in mixed-use structures.
6. Minimizing construction noise on adjacent uses.
7. Ensuring that adverse noise impacts among differing uses or tenants are prevented.
8. Minimizing spillover noise impacts from entertainment and restaurant/bar establishments onto "noise sensitive uses".
9. Minimizing noise impacts of rail transit on sensitive land uses is minimized.
10. Ensuring that a proper acoustical analysis of any potential significant noise generator is conducted.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies relative to both overall (ambient) and stationary (fixed-source) source noise conditions and impacts in the City of San Clemente.

Goal
Ensure that residents, employees, and visitors in the City of San Clemente are protected from the adverse human health and environmental impacts of excessive noise levels created by stationary and ambient (intrusive) noise sources and conditions, and take all necessary and appropriate action to avoid or mitigate the detrimental affects of such excessive noise level exposure impacts on the community.

A. Noise Ordinances, Regulations, and Guidelines

Objective

14.1 Adopt and enforce appropriate local noise ordinances, regulations, and guidelines, in order to effectively control both ambient and stationary (intrusive) noise conditions and impacts that may occur in the community. Maintain base line information regarding the ambient and stationary source related noise environment of the community on an ongoing basis.

Policies

14.1.1 Monitor and update available data regarding the community's existing and projected ambient and stationary noise levels as shown on **Figure 14-1** and **14-2** (*I 14.2*).

14.1.2 Modify and update all local noise ordinances, regulations and guidelines as required by modifications to state standards and guidelines (*I 14.1*).

B. Ambient Noise Impacts on the Community

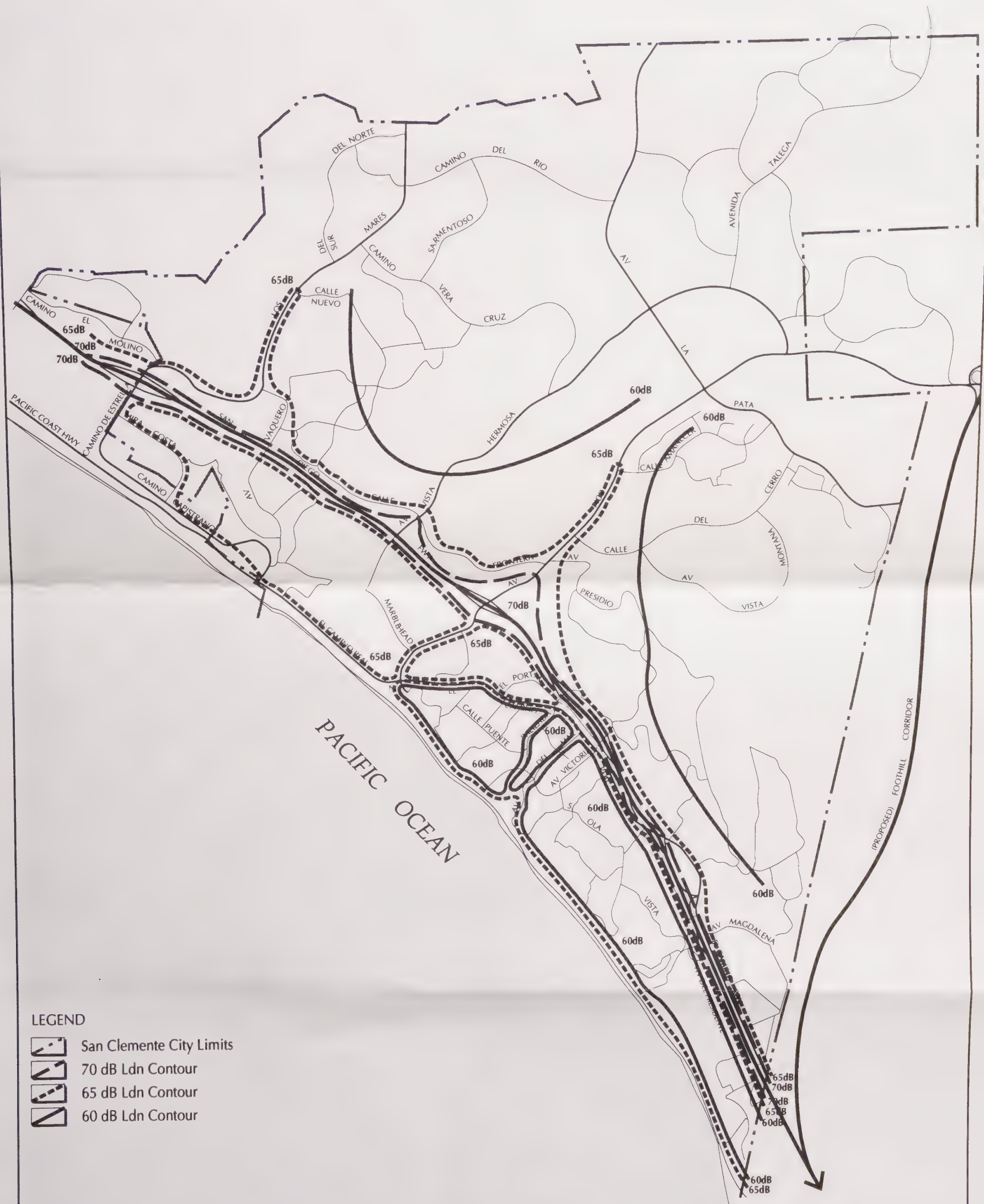
Objective

14.2 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, and visitors of the community.

Policies

14.2.1 Require that in areas where existing or future noise levels exceed an Ldn of 60 dB(A) exterior and an Ldn of 45 dB(A) interior, all development of new housing, health care facilities, schools, libraries, religious facilities, and other "noise sensitive" land uses include appropriate buffering and/or construction mitigation measures that will reduce noise exposure to levels within acceptable limits (*I 14.3, I 14.4 and I 14.5*).

14.2.2 Require new industrial, commercial, and related land uses, or the expansion of existing land uses demonstrate that such new or expanded uses would not be directly responsible for causing ambient noise levels to exceed and Ldn of 65 dB(A) exterior



LEGEND

- San Clemente City Limits
- 70 dB Ldn Contour
- 65 dB Ldn Contour
- 60 dB Ldn Contour

SOURCE: Envicom Corporation, 1992

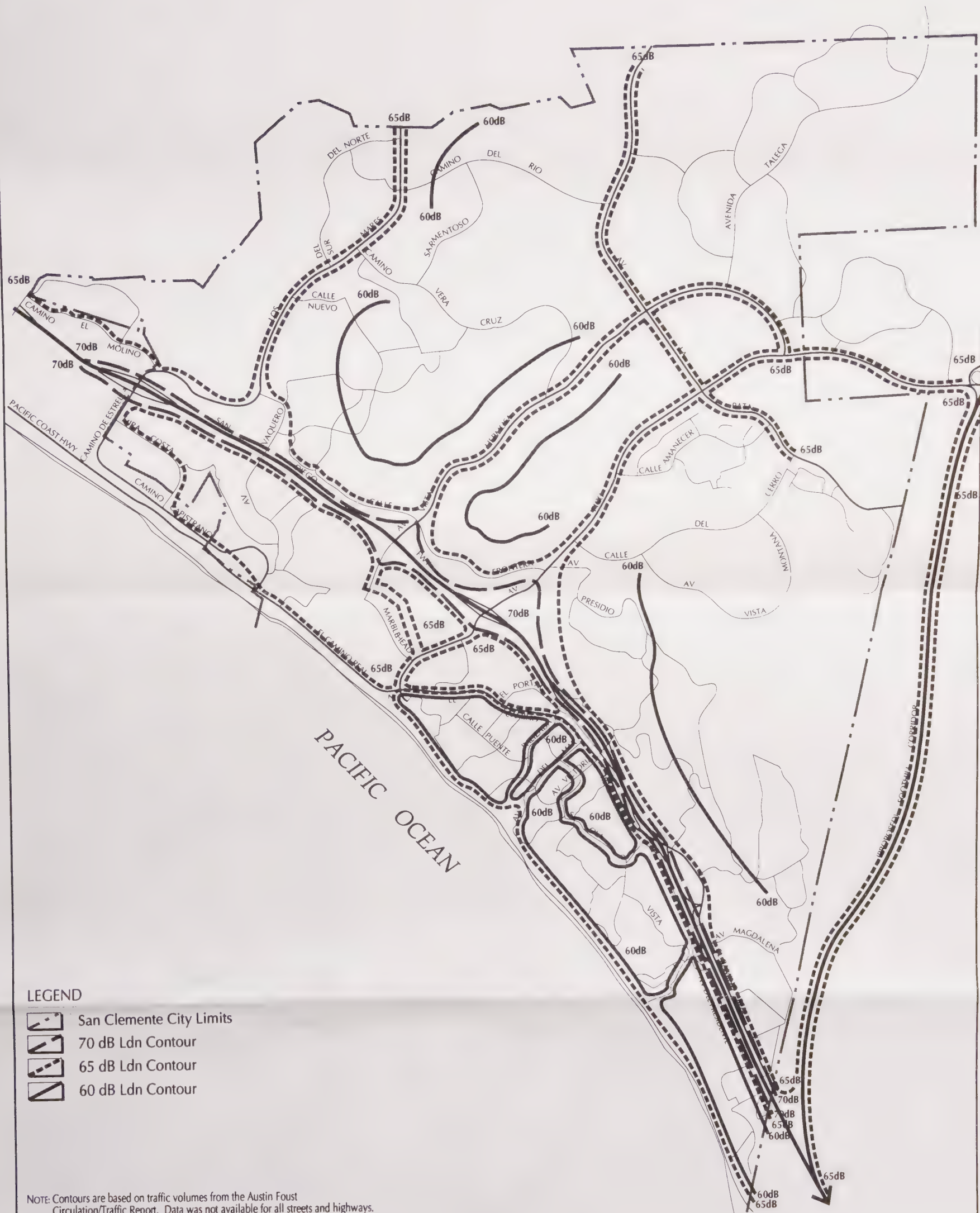
EXISTING NOISE CONTOURS

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500

NORTH

FIGURE 14-1



NOTE: Contours are based on traffic volumes from the Austin Foust Circulation/Traffic Report. Data was not available for all streets and highways.

SOURCE: City of San Clemente Master Plan, 1992; Envcom Corporation, 1992

PROJECTED FUTURE NOISE CONTOURS

SAN CLEMENTE GENERAL PLAN

FEET 0 1,500 3,000 4,500

NORTH

FIGURE 14-2

upon areas containing housing, schools, health care facilities, or other "noise sensitive" land uses as depicted on **Figure 14-3** (*I 14.4 and I 14.7*).

14.2.3 Require development in all areas where the ambient noise level exceeds an Ldn of 60 dB (A) to conduct an acoustical analysis and incorporate special design and construction measures in their construction, as necessary, to reduce interior noise levels to within the 45 dB (A) Ldn level (see **Figure 14-2**) (*I 14.3*).

14.2.4 Encourage "noise sensitive uses", including schools, libraries, health care facilities, and residential uses, to incorporate fences, walls, landscaping, and/or other noise buffers and barriers, where appropriate and feasible to mitigate noise impacts (*I 14.3 and I 14.5*).

C. Traffic-Related Noise Impacts

Objective

14.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses as depicted on **Figure 14-3**.

Policies

14.3.1 Require that all new non-residential development design and configure on-site ingress and egress points to divert traffic (and its resultant noise) away from "noise sensitive" land uses to the greatest degree practicable (*I 14.6*).

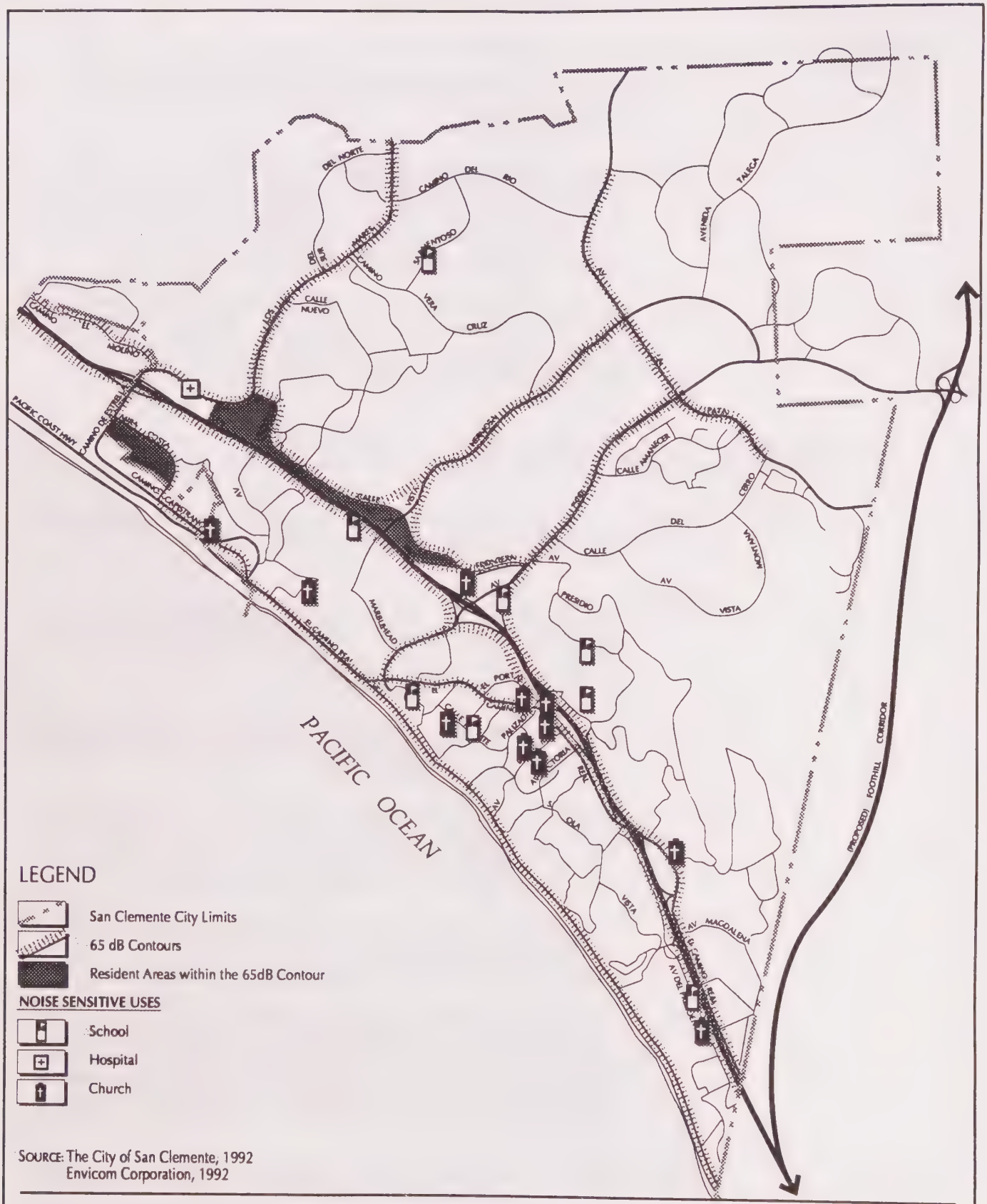
14.3.2 Actively enforce existing applicable sections of the California Vehicle Code related to vehicle or equipment mufflers and modified exhaust systems (*I 14.8*).

14.3.3 Require that any municipal vehicles or noise-generating mechanical equipment purchased or used by the City of San Clemente comply with noise performance standards consistent with the best available noise reduction technology (*I 14.10*).

14.3.4 Encourage local and regional public transit providers to ensure that the equipment they use and operate does not generate excessive noise impacts on the community (*I 14.11*).

14.3.5 Encourage the State of California Department of Transportation (Caltrans) to install and maintain mitigation and/or landscaping elements along freeways and highways under their jurisdiction that are adjacent to existing residential subdivisions or noise-sensitive uses in order to reduce their adverse noise impacts (*I 14.9*).

14.3.6 Provide for the development of alternate transportation modes such as bicycle paths and pedestrian walkways to minimize the number of noise generating automobile trips (*I 14.12*).


PACIFIC OCEAN
PACIFIC COAST HWY
CAMINO DE ESTRELLA
AVENIDA TALEGA
CALLE NUEVO
CAMINO VISTA
CALLE AMANECER
CALLE DEL CERRO
CALLE PRESIDIO
AV MONTALVA
AV MAGDALENA
AV VISTA
AV DEL PRADO
AV LA PATA
AV LA ESTRELLA
AV LA ROCA
AV LA PLAYA
AV LA CUESTA
AV LA CAMPANA
AV LA CALETA
AV LA PALOMA
AV LA VICTORIA
AV LA MARINA
AV LA MARGARITA
AV LA MARBELLA
AV LA MARGUERITA
AV LA MARGUERITA
AV LA MARGUERIT

14.3.7 Ensure that commercial and industrial uses in the community implement or participate with others, as required, in implementing transportation demand management (TDM) programs consistent with the Air Quality Management Plan which provide incentives including, but, not limited to, the following: car pooling, van pools, and the use of public transit to reduce traffic and associated noise levels in the community (*I 14.12*).

D. Noise Impact Encroachment Of Commercial And Industrial Land Uses

Objective

14.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

Policies

14.4.1 Require that automobile and truck access to commercial or industrial land uses abutting residential parcels be located at the maximum practical distance from the residential parcel (*I 14.7*)

14.4.2 Require that loading and shipping facilities for commercial and industrial land uses abutting residential parcels be located and designed in a sensitive manner to minimize the potential noise impacts upon these parcels to the greatest degree practicable (*I 14.7*).

14.4.3 Require that all parking areas for commercial and industrial land uses abutting residential areas be buffered and shielded by walls, fences, or adequate landscaping (*I 14.7*).

14.4.4 Require that parking structures serving commercial or industrial land uses be designed to minimize the potential noise impacts of vehicles using these facilities both on site and on adjacent land uses or properties. The design measures used may include: (1) the use of materials which mitigate sound transmission; or (2) the configuration of interior spaces to minimize sound amplification and transmission (*I 14.7*).

14.4.5 Adopt an ordinance to limit the hours of operation and/or the use of leaf blowers, parking lot sweepers, or other high-noise generating commercial/industrial equipment to reduce the potentially adverse noise impacts of such equipment upon adjacent residential areas (*I 14.13*).

14.4.6 Require that the hours of truck deliveries to commercial or industrial land uses abutting residential uses be limited (within a reasonable period) unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at other hours (*I 14.13*).

E. Noise Impacts of Mixed-Use Structures

Objective

14.5 Minimize the potentially adverse noise impacts associated with the development of mixed-use structures where residential units are located above ground floor commercial uses, where permitted.

Policies

14.5.1 Require that commercial land uses developed as part of a mixed-use structure containing residential land uses on upper floors not be overly noise intensive (*I 14.14*).

14.5.2 Require that mixed-use structures designed for concurrent commercial and residential land uses minimize to the greatest degree practicable (through design and construction techniques) the transfer or transmission of noise and vibration from the commercial land use to the residential land use (*I 14.14*).

F. Construction Noise Impacts

Objective

14.6 Minimize the impacts of construction noise on adjacent uses.

Policies

14.6.1 Ensure that the prohibitions relative to legal hours of operation for construction activities contained within the existing City of San Clemente Noise Ordinance and/or any future/revised Noise Ordinance be strictly adhered to and enforced (*I 14.15).*

14.6.2 Require that construction activities adjacent to residential land uses and dwelling units be regulated, as necessary, to prevent the generation of adverse and/or excessive noise impacts (*I 14.15*).

14.6.3 Require construction activities to employ feasible and practical techniques and practices which minimize the generation of adverse and/or excessive noise impacts on adjacent land uses (*I 14.15).*

G. Noise Impacts/Encroachment Within Multi-Occupant Structures

Objective

14.7 Ensure that buildings are constructed soundly to prevent adverse noise transmission between differing uses or tenants located in the same commercial structure and individual dwelling units in multi-family residential structures.

Policies

14.7.1 Rigorously enforce the applicable provisions of the Uniform Building Code and City of San Clemente Municipal Code which prevent the transmission of excessive and unacceptable noise

levels between individual tenants and businesses in commercial structures and between individual dwelling units in multi-family residential structures (*I 14.16*).

H. Noise Impacts of Entertainment and Restaurant/Bar Land Uses

Objective

14.8 Minimize the generation of excessive noise level impacts and/or spillover from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

Policies

14.8.1 Require that noise levels emanating from entertainment and restaurant/bar uses not be discernible from ambient noise levels at a distance of fifty (50) feet from the establishment in which it is being conducted or within ten (10) feet of any dwelling unit (whichever is more restrictive) (*I 14.17*).

14.8.2 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods (*I 14.18*).

14.8.3 Discourage the development of new nightclubs, discotheques, and other high noise-generating entertainment uses directly adjacent to any residential neighborhoods, residential dwelling units, schools, health care facilities, or other "noise sensitive" land uses, unless it can be demonstrated that adequate measures can be installed and employed to adequately mitigate the potential impacts of on-site operations and/or off-site customer access and activities of these establishments upon these areas (*I 14.19*).

14.8.4 Ensure that all new nightclubs, discotheques, and other high noise-generating entertainment uses be subject to a conditional use permit, following appropriate review and approval by the appropriate local commission (i.e., Planning, Parks and Recreation Commission, etc.) and the City Council (*I 14.19*).

I. Noise Impacts of Railroad Uses

Objective

14.9 Minimize the noise effect of railroad transit (freight and passenger) on residential uses and other sensitive land uses.

Policies

14.9.1 Work with railroad operators using facilities that cross through the City of San Clemente to properly maintain lines and establish operational restrictions during the early morning and late evening hours to reduce adverse noise impacts in residential areas and other noise sensitive areas (*I 14.20*).

14.9.2 Work with railroad operators using facilities that cross through the City of San Clemente to install noise mitigation features where operations impact existing adjacent residential or other "noise-sensitive" uses (*I 14.20*).

J. Analysis And Mitigation of City-Wide Stationary (Fixed-Source) Noise Impacts

Objective

14.10 Ensure the conduct of a proper, modern, and site-specific acoustical analysis of any local structure determined (by the City of San Clemente) to be a potential generator of significant stationary noise impacts, and ensure that the results or mitigation measures recommended within such analyses are implemented, as feasible.

Policies

14.10.1 Require the conduct of detailed and independent acoustical analyses on any new or renovated land uses or structures determined (by the City of San Clemente) to be potential major stationary noise sources. Such studies will be completed and reviewed, with recommended mitigation measures successfully implemented and tested, prior to the issuance of a Certificate of Occupancy for said land use or structure (*I 14.21*).

14.10.2 Encourage major stationary noise generating sources throughout the City of San Clemente to voluntarily install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable (*I 14.22*).

14.10.3 Require that major stationary noise generating sources throughout the City of San Clemente install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of Conditional Use Permits or prior to the approval and/or issuance of new Conditional Use Permits for said facilities (*I 14.20*).

K. Compatibility With Camp Pendleton Operations

Objective

14.11 Ensure that development in San Clemente is protected from the adverse noise and vibration impacts of Camp Pendleton operations.

Policies

14.11.1 Review development proposals in areas in proximity to Camp Pendleton to determine their potential noise exposure, as based on the Range Compatibility Use Zone, and require mitigation where pertinent in accordance with Policies 14.2.1, 14.2.3, and 14.2.4 (*I 14.3, I 14.4, I 14.5*).

14.11.2 Work with United States Marine Corps, Camp Pendleton to ensure that their operations do not generate adverse and unacceptable noise and/or vibration impacts on the City of San Clemente (*I 14.23*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the noise policies contained in the preceding subsection of the Plan. The capital "I" and number preceding each program are referenced by the policies which it implement.

A. Noise Ordinances, Regulations, and Guidelines

I 14.1 Continue to enforce, as appropriate, legally adequate local Noise Ordinance to comply with the State's Noise Insulation Standards. Said ordinance shall contain policies and regulations addressing both overall (ambient) and stationary source (intrusive) noise impacts.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or penalty fees collected from code violations.

Schedule: As necessary or as funding permits.

I 14.2 Record changes which occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed projects. The existing local noise map shall be updated as new information about the community's noise environment changes or becomes available, to ensure accuracy in land use compatibility planning and the mitigation of noise impacts.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund, development application fees, and/or available funding sources approved by the City.

Schedule: As necessary when the noise environment changes or as funding permits.

I 14.3 Utilize the development and environmental review process to ensure that noise impacts are adequately addressed, sufficiently mitigated and that adverse conditions will not result (in accordance with the California insulation standards of the State Building Code, and the policies set forth in the Noise Element of the General Plan).

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As development projects are submitted or as funding permits.

I 14.4 Require a noise evaluation for projects, as deemed necessary, as part of the local planning and environmental review process to determine if unacceptable noise levels will be created or experienced. Should noise abatement be necessary, a required technical report containing a detailed evaluation of existing and/or projected noise impacts and effective mitigation measures shall be submitted.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Administration: City of San Clemente General Fund and/or development application fees.

Technical Report: Development applicant.

Schedule: As development projects are submitted or as funding permits.

I 14.5 Include provisions within the San Clemente local Noise Ordinance which require that, prior to the issuance of certificates of occupancies and/or certification of completion, habitable areas in proposed noise sensitive uses exhibiting noise levels of 60 dB(A) Ldn or greater, demonstrate that interior noise levels will not exceed the level of an Ldn of 45 dB(A). Facilities failing to meet this requirement shall be required to install mitigation measures which reduce interior noise levels to within a 45 dB(A) Ldn level, prior to the issuance of any certificates.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Administration: City of San Clemente General Fund and/or development application fees.

Technical Report: Development applicant.

Schedule: As development projects are submitted or as funding permits.

I 14.6 Utilize the development review process to ensure that non-residential development design and configure their street patterns and access points not to impact adjacent residential or noise sensitive uses.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Administration: City of San Clemente General Fund and/or development application fees.

Technical Report: Development applicant funds.

Schedule: As development projects are submitted or as funding permits.

I 14.7 Modify the City's industrial and commercial zoning development standards to require that the developments be designed in a sensitive manner to minimize potential noise impacts on abutting residential and noise sensitive uses, including:

- requiring the location and orientation of vehicle access points away from residential and/or noise sensitive parcels.
- requiring loading and shipping facilities to be located and oriented away from adjacent noise sensitive uses.
- requiring, where appropriate, the incorporation of fences, walls, landscaping and other noise buffers and barriers between incompatible uses.
- requiring, where appropriate, the incorporation of structural building materials which mitigate sound transmission.
- requiring, where appropriate, the configuration of interior spaces to minimize sound amplification and transmission.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.8 Enforce a City Noise Ordinance which provides for the regulation and limitation of high noise-generating vehicles, equipment and construction activities to reduce their potential impacts on local noise sensitive uses.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or penalty fees collected from code violations.

Schedule: As necessary and as funding permits.

B. Agency Coordination

I 14.9 Coordinate meetings with the California Department of Transportation (Caltrans) ensuring they are operating in a manner and introducing measures to reduce excessive noise impacts on the community.

Responsibility: City of San Clemente Community Development Department/Engineering Division in coordination with Caltrans.

Funding Source: City of San Clemente General Fund and/or any other funding sources approved by the City.

Schedule: As necessary or as funding permits.

I 14.10 Purchase or renovate/maintain vehicles and other noise generating mechanical equipment which comply with and conform to the latest available noise standards and requirements.

Responsibility: City of San Clemente Community Development Department in cooperation with the Air Quality Management District (to purchase low-emission, noise and air vehicles).

Funding Source: City of San Clemente General Fund and/or any other funding sources approved by the City.

Schedule: As budgetary and operational conditions permit.

I 14.11 Meet with representatives of the Orange County Transit District and other local and regional public transit providers to discuss and suggest the impacts of the generation of their vehicles on local noise conditions; feasible mitigation measures shall be suggested, requested, and implemented, as necessary to reduce such impacts.

Responsibility: City of San Clemente Community Development Department/Engineering Division

Funding Source: City of San Clemente General Fund and/or any other funding sources approved by the City.

Schedule: Meetings shall annually occur at a minimum or as funding permits.

C. Community Noise Impacts

I 14.12 All feasible policies and programs of the General Plan's Circulation Element relating to the further development and use of alternate modes of transportation shall be fully implemented to reduce noise producing auto trips.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As development projects are submitted or as funding permits.

I 14.13 Revise the City of San Clemente's Noise Ordinance to contain provisions which specifically address and sufficiently regulate or limit:

- the use of leaf blowers, parking lots sweepers, and other high noise generating equipment.
- the hours of truck deliveries to commercial or industrial land uses abutting residential/noise sensitive uses.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.14 Utilize the local planning, design and environmental review process to ensure that commercial land uses proposed are located below residential uses within mixed-use structures, are not overly noise-intensive, and require that (through implementing design and construction measures) the transfer of noise and vibration from the commercial uses to residential uses are minimized to the greatest extent practicable.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As development projects are submitted or as funding permits.

I 14.15 Revise the San Clemente Noise Ordinance to contain provisions addressing specifically the following:

- The regulation and limitation of the hours of construction activities (particularly those occurring near residences).

- The requiring of construction operational techniques and practices which minimize the generation of adverse and/or excessive noise on adjacent land uses.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.16 Utilize the local planning, design, and environmental review process, and the existing local building inspection process to ensure that all applicable provisions of the Uniform Building Code and the San Clemente Municipal Code which prevent and mitigate the transmission of excessive and unacceptable noise levels between tenants and businesses in commercial structures and between individual dwelling units within multi-family residential structures are adequately enforced.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: As development projects are submitted.

D. Entertainment/Restaurant Noise Restrictions and Enforcement

I 14.17 Revise the San Clemente Noise Ordinance to contain provisions which specifically require that all local entertainment and restaurant/bar land uses, through discretionary development approval process, include measures to limit the audibility of noise levels emanating from their establishments the ambient noise levels at a distance of fifty (50) feet from the establishment in which it is being conducted or within ten (10) feet of any dwelling unit (whichever is more restrictive).

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

I 14.18 Utilize the discretionary review process through conditions of approval and police enforcement to require that all local entertainment and restaurant/bar

land uses appropriately control and limit the activities and noise of patrons in and around their facilities, to reduce potential noise-related impacts on surrounding local residences.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund development application fees and/or penalty fees collected from code violators.

Schedule: As development projects are submitted.

I 14.19 Ensure that the City of San Clemente Municipal Code requires all proposed entertainment and restaurant/bar land uses to be subject to the local conditional use permit review and approval process, in addition to other required approval to ensure that noise-related issues are specifically and adequately addressed. Through this process, locating such facilities adjacent to "noise-sensitive" land uses shall be discouraged or prohibited, unless it can be demonstrated that the potential noise-related impacts of the project can be mitigated to a level of insignificance.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or development application fees.

Schedule: Within 18 months of General Plan adoption in concert with the preparation of the revised zoning ordinance, or as funding permits.

E. Coordination with Rail Road Operators

I 14.20 Review local railroad procedures and operations to monitor their potential noise-related impacts on the community. As necessary, staff shall meet with railroad operating officials to discuss and/or suggest noise mitigation measures which reduce railroad noise-related impacts on the community.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other funding sources approved by the City.

Schedule: Ongoing, as funding permits.

F. Stationary Noise Generators

I 14.21 New and expanded projects which are determined to be a potential major stationary noise source (based on the results of the local initial study and environmental checklist) shall fund and complete a specific acoustical analysis to identify, determine, and analyze potential impacts and propose

appropriate mitigation measures. Said mitigation measures must be installed and tested prior to the issuance of a Certificate of Occupancy for the structure (such an analyses shall be conducted similar to the environmental review process to assure independence and objectivity of the findings).

Responsibility: City of San Clemente Department of Community Development.

Funding Source: Administration: City of San Clemente General Fund and/or development application fees.

Technical Report: Development applicant funds.

Schedule: As development projects are submitted or as funding permits.

I 14.22 Utilize the local planning, design and environmental review process and existing building inspection process to encourage major stationary noise generators to install additional noise buffering or reduction techniques that reduce noise generation levels in and around their facilities. Installation of such measures shall be required prior to the renewal or issuance of a Conditional Use Permit.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund, development application fees, and/or available funding sources approved by the City.

Schedule: Ongoing, as funding permits.

I 14.23 Coordinate meetings with the United States Marine Corps, and Camp Pendleton encouraging compatible operations in a manner and introducing measures to mitigate adverse noise impacts on the City.

Responsibility: City of San Clemente Community Development Department

Funding Source: City of San Clemente General Fund and/or any other funding sources approved by the City.

Schedule: Meetings shall occur annually or as funding permits.

Hazardous Materials and Uses

CITY OF
SAN
CLEMENTE
GENERAL
PLAN

15.0 HAZARDOUS MATERIALS AND USES

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I. STATUTORY REQUIREMENTS

State of California legislation AB294B (Tanner) and Government Code Section 41500 et seq. requires that cities adhere to countywide hazardous waste management plans and apply local implementation of applicable actions of the County plan in the General Plan.

Each countywide siting element and revision thereto, shall include, but is not limited to, all of the following:

a. A statement of goals and policies for the environmentally safe transformation or disposal of solid waste which cannot be reduced, recycled, or composted.

b. An estimate of the total transformation or disposal capacity in cubic yards that will be needed for a 15-year period to safely handle solid wastes generated with the county which cannot be reduced, recycled, or composted.

The remaining combined capacity of existing solid waste transformation or disposal facilities existing at the time of the preparation of the siting element, or revision thereto, in cubic yards and years.

The identification of an area or areas for the location of new solid waste transformation or disposal facilities or the expansion of existing facilities which are consistent with the applicable city or county general plan if the county determines that existing capacity will be exhausted within 125 years or additional capacity is desired.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

1. The primary issues relating to hazardous wastes are the storage, use and generation of these materials, their transportation to points of use and points of disposal and finally the methods of properly disposing of these materials. Commercial and industrial users of hazardous materials need to continue to be identified and monitored by the San Clemente Fire Department. Household use of hazardous materials cannot reasonably be as closely monitored.

2. Due to the high population density of Orange County, transportation of hazardous materials can be especially risky. Two main transportation routes pass through City limits, Interstate 5 and the Atchison, Topeka and Santa Fe Railway. The U.S. Department of Transportation regulates the transfer of hazardous materials. Routine shipments do not require any notification be given to local officials. Transport of highly hazardous or toxic materials must be reported to the California Highway Patrol and the local Police Department if surface streets are to be used.

3. Disposal of hazardous wastes has been complicated by the existence of few facilities which could safely handle these materials. The scarcity of disposal facilities and the realization of the damage to the environment caused by previous unregulated disposal has encouraged treatment of waste products prior to disposal. Commercial and industrial users of toxic materials are subject to biannual inspections by the EPA and County Health Department and regulations covering their use and disposal of those materials. However, household use of hazardous materials is not as closely regulated and disposal of used and unused hazardous materials frequently occurs in non-hazardous waste collection services or the sewer.

4. The TRW Capistrano test site, located within San Clemente's Sphere of Influence, is considered to be a large scale generator of hazardous wastes. Research, development and testing of chemical propulsion systems at this facility creates hazardous wastes which are shipped through San Clemente by way of Avenida Pico and Interstate 5. It may be incompatible with the proposed future development within the Sphere of Influence.

III. OVERVIEW OF HAZARDOUS MATERIALS AND USES POLICIES

This portion of the Hazardous Materials and Uses Element establishes goals, objectives, policies and implementation programs to provide for the safety of the community in the presence of Hazardous Materials and Uses. Policies stated in this section contain a direct relationship to the desired goals of the community and the issue identified. These policies are the tools with which the City of San Clemente can achieve its vision for the future. The policies of the Hazardous Materials and Uses address the following:

1. Protecting of surface and groundwater quality, land resources, air quality and environmentally sensitive areas from contamination.

2. Providing for safe transportation, handling, storage and disposal of hazardous wastes in the community.

3. Preventing the loss of life, serious injuries and major economic disruption caused by accidents related to hazardous uses/materials.

IV. GOALS, OBJECTIVES AND POLICIES

The City's goals, objectives, and policies for hazardous materials and uses should be designed to ensure that the public health, safety, welfare and environmental resources are protected. The following presents the goals, objectives and policies for hazardous uses and materials in the City of San Clemente. Implementation programs are contained in the following subsection. Listed at the end of each policy is a capital "I" and a number(s) in parentheses which refers to the pertinent implementing program(s).

Goals

- Protect public health, safety, and welfare, and the environment in San Clemente City through proper planning for hazardous waste management and the implementation of the Orange County Hazardous Waste Management Plan.
- Promote proper operations management of hazardous materials operations and enforce applicable regulations.
- Ensure a coordinated and effective emergency response system.
- Minimize the threat of surface and subsurface water contamination and promote restoration of healthful groundwater resources.

A. Hazardous Waste Management Planning

Objective

15.1 Ensure protection of surface and groundwater quality, land resources; air quality, and environmentally sensitive areas; and provide for the safe transportation of waste through comprehensive planning.

Policies

15.1.1 Require that the owners of contaminated sites develop a remediation plan with the assistance of the Orange County Environmental Management Agency (EMA) (*I 15.1, I 15.5, I 15.6, I 15.7, I 15.9, and I 15.13*)

15.1.2 Publicize areas of known hazardous materials contamination to reduce risk to the public health, safety and welfare (*I 15.5, I 15.14*)

15.1.3 Work with the County to determine the City's long term need for hazardous materials management facilities including collection, treatment and disposal. Any finding that indicates a need to site facilities within the City shall be followed by the development of stringent land use controls on such facilities including setbacks from hospitals, schools, convalescent care facilities and other sensitive land uses; and performance standards (*I 15.2, I 15.3, I 15.6, I 15.10, and I 15.15*).

B. Hazardous Waste Operations

Objective

15.2 Protect the public from the risks of hazardous uses/materials in transport, handling, storage and disposal.

Policies

15.2.1 Continue the San Clemente Fire Department's hazardous materials disclosure program (*I 15.6, I 15.7, I 15.8, I 15.9, and I 15.10*).

15.2.2 Work with the County EMA to promote waste minimization and use of best available technology in City businesses (*I 15.14*).

15.2.3 Work with the County to establish an education program to provide information on alternative management techniques of hazardous wastes including household hazardous wastes (*I 15.14*)

15.2.4 Continue to work with the County which operates a household hazardous waste collection facility at the Prima Deschecha landfill that serves the City (*I 15.11, I 15.13, and I 15.15*).

15.2.5 Continue all existing hazardous materials and uses programs that are consistent with the goals, objectives, and policies of the Orange County Hazardous Waste Management Plan (*I 15.1, I 15.4, I 15.6, I 15.7, I 15.8, I 15.9, I 15.10, I 15.11, I 15.12, and I 15.14*).

C. Emergency Response Planning

Objective

15.3 Prevent loss of life, serious injuries and major economic disruption caused by hazardous uses/materials and related accidents.

Policies

15.3.1 Facilitate coordinated, effective response to hazardous materials emergencies in the City to minimize health and environmental risks (*I 15.1, I 15.7, I 15.8, I 15.9, and I 15.12*).

15.3.2 Update and redistribute the San Clemente Emergency Multihazard Plan, as appropriate (*I 15.7, I 15.8, and I 15.9*).

15.3.3 Promote public awareness in emergency preparedness (*I 15.14*).

V. IMPLEMENTATION PROGRAMS

The following list includes the programs to implement the hazardous materials and uses policies contained in the preceding subsection of the Plan. The capital "I" and the number preceding each program are referenced by the policies which they implement. These are noted in the parentheses at the close of each policy.

A. Hazardous Waste Management Planning

I 15.1 Participate with the County EMA and health department in all future advisory committees and groups formed to implement and update the Orange County Hazardous Waste Management Plan.

Responsibility: City of San Clemente, Community Development and Fire Department.

Funding Source: City of San Clemente General Fund

Schedule: Ongoing as necessary or as funding permits

I 15.2 Ensure that development applications include requirements for submittal of information involving the previous and proposed use, storage, handling, transport and/or disposal of hazardous materials/wastes and any previous use, storage, handling and/or disposal of hazardous materials/wastes.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and Fees from development applications.

Schedule: Review and modify development application requirements in concert with the preparation of the revised zoning ordinance, within 18 months of General Plan adoption or as funding permits.

I 15.3 Maintain a listing of land uses which typically use, store or generate hazardous materials/wastes, to be used for the review of proposed projects.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

B. Hazardous Waste Operations

I 15.4 Continue to work with those agencies that require permits for the use, storage handling, transport or disposal of hazardous materials/waste substances in accordance with applicable federal, state and county laws/regulations.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Review and modify development application requirements in concert with the preparation of the revised zoning ordinance, within 18 months of General Plan adoption or as funding permits.

I 15.5 Require that property owners utilize current technology for hazardous materials remediation.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and fees from development applications.

Schedule: Review and modify development application requirements in concert with the preparation of the revised zoning ordinance, within 18 months of General Plan adoption or as funding permits.

I 15.6 Continue participation in and coordination with the Southern California Hazardous Waste Management Authority and County EMA efforts to provide comprehensive hazardous waste management.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Ongoing, as funding permits.

I 15.7 Continue to implement county programs of inspection, regulation and enforcement of safe management practices for hazardous materials and waste.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Ongoing, as funding permits.

C. Emergency Response

I 15.8 Continue to coordinate and provide emergency response for spills, illegal dumping, and other incidents involving hazardous materials and wastes through the San Clemente Fire Department and/or other appropriate public agencies.

Responsibility: City of San Clemente Fire Department.

Funding Source: City of San Clemente General Fund.

Schedule: Ongoing, as funding permits.

I 15.9 Encourage the County to implement a program to protect groundwater supplies by providing for the timely removal of contaminated water from the aquifer.

Responsibility: City of San Clemente, Community Development and Fire Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

D. Small Quantity Hazardous Waste Management Program

I 15.10 Continue to work with the County to develop and implement a program to address hazardous waste management needs of small quantity generators in the business sector.

Responsibility: City of San Clemente, Community Development and Fire Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

E. Household Hazardous Waste Program

I 15.11 Continue to work with the County to develop and implement an ongoing program to assist with collection and disposal of household hazardous waste.

Responsibility: City of San Clemente, Community Development and Fire Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

F. Hazardous Waste Enforcement

I 15.12 Cooperate with the County and other appropriate agencies in its administration and enforcement of waste discharge permit requirements.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund.

Schedule: Ongoing, as funding permits.

G. Program Funding

I 15.13 Solicit state and federal funds to implement the City's hazardous waste management programs as such revenue becomes available.

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund.

Schedule: As funding permits.

H. Public Education

I 15.14 Coordinate with appropriate agencies in the establishment and maintenance of an information clearinghouse and education program to provide information on chemical properties, health effects, safe disposal methods, and alternative management techniques of hazardous wastes.

Responsibility: City of San Clemente, Community Development and Fire Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

I. Land Use Compatibility

I 15.15 As funds become available, the City shall revise the Zoning Ordinance to reflect the standards indicated in policies 15.1.4, 15.2.4. These shall include the specification of land use development standards to ensure the compatibility of uses which store, collect, treat, or dispose of hazardous materials with adjacent uses (setbacks, full and safe containment, protection from odors, risk and emergency projection, etc.).

Responsibility: City of San Clemente, Community Development Department.

Funding Source: City of San Clemente General Fund and/or available state and federal funds.

Schedule: Review and modify development application requirements in concert with the preparation of the revised zoning ordinance, within 18 months of General Plan adoption or as funding permits.

Nuclear

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16.0 NUCLEAR

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III. OVERVIEW OF NUCLEAR POLICIES 16-3
IV. GOALS, OBJECTIVES, AND POLICIES 16-4
A. Nuclear Safety 16-4
V. IMPLEMENTATION PROGRAMS 16-5

I. STATUTORY REQUIREMENTS

The Nuclear element is not a required element. Optional elements may be included within a Community's General Plan, as California Government Code Section 65303 states:

> *The General Plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city.*

The proximity of the San Onofre Nuclear Generating Station (SONGS) to the City of San Clemente warrants the establishment of policies to ensure the protection of the City's residents from any significant risks. Once the Nuclear Element has been adopted it becomes a component of the General Plan, with the same status as one of the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

1. The need to maintain an emergency plan and organization to provide adequate safety during an emergency.

2. The need to educate the City's residents and workers regarding emergency preparedness and procedures. Response to an emergency situation may be more efficient if people know in advance how to recognize and respond to emergency sirens, how to take protective actions, and, if necessary, how and where to evacuate.

III. OVERVIEW OF NUCLEAR POLICIES

This portion of the Nuclear Element establishes goals, objectives, policies and implementation programs to guide how the City shall respond and react to a nuclear emergency which may occur in San Clemente. The General Plan process requires commitment from the local legislative body to adopt these policies and enable the General Plan's goals and objectives to be realized. The policies stated in this section contain a direct relationship to the desired goals of the community and guide the jurisdiction in achieving its vision for the future. The policies of the Nuclear Element address:

1. Planning for the protection of public health, safety, welfare and the environment in the event of nuclear emergencies.

IV. GOALS, OBJECTIVES, AND POLICIES

The City's goals, objectives, and policies for nuclear hazards are designed to ensure that the public health, safety, and welfare, and environmental resources are protected.

The following presents the goals, objectives and policies for nuclear hazards in the City of San Clemente. Implementation programs are contained in the following subsection. At the end of each policy is listed a capital "I" and a number in parentheses which refers to the pertinent implementing program.

A. Nuclear Safety

Goal

Protect public health, safety, and welfare, and the environment in San Clemente City through proper planning for nuclear emergencies.

Objective

16.1 Decrease risks to the public from nuclear catastrophe through public awareness, emergency warning systems, and emergency evacuation plans.

Policies

16.1.1 Maintain information for a better understanding of the potential risks to the City from the operations of the San Onofre Nuclear Generating Station, and designate an Emergency Planning Officer to coordinate, prepare, and implement appropriate nuclear hazard plans (*I 16.1 and I 16.2*).

16.1.2 Cooperate with the representitives of the San Onofre Nuclear Generating Station to establish an emergency warning system and provide information on standard evacuation procedures to ensure proper evacuation of the community according to established Federal guidelines in the event of a threatened radioactive contamination episode (*I 16.1*).

16.1.3 Encourage the federal government to investigate the feasibility of and implementation of appropriate programs for the re-cycling and re-use of nuclear materials which have been used in the generation of energy (*I 16.4*).

16.1.4 Work with Southern California Edison Company to ensure that the facilities and operations of the San Onofre Nuclear Generating Station are aesthetically treated in a manner which maintains the visual quality from the City of San Clemente (e.g., screening of outdoor operations wit landscaping (*I 16.3*).

16.1.5 Work with Southern California Edison Company to ensure that the transport of nuclear materials through the City of San Clemente complies with all federal and state standards and do not adversely impact the uses or activities of the City (*I 16.1*).

16.1.6 Encourage Southern California Edison Company to consider the use of co-generation (e.g., utilizing the plant's surplus heat as an alternate energy source or to create other products) operations at the San Onofre Nuclear Generating Station (*I 16.3*).

V. IMPLEMENTATION PROGRAMS

The following lists the programs which implement the nuclear hazard policies contained in the preceding subsection of the plan. The capital "I" and numbers preceding each program are referenced by the policies which they implement.

I 16.1 Retain emergency planning staff assignments to coordinate, prepare, and implement appropriate nuclear hazard plans. Individual(s) shall maintain close lines of communication with appropriate representatives of the San Onofre Nuclear Generating Station and report to the City Council regarding the status of the facility, nuclear hazard plans, and safety issues and concerns.

Responsibility: City of San Clemente Community Development and Fire Departments.

Funding Source: City of San Clemente General Fund and/or any other approved funds.

Schedule: Ongoing as funds are available.

I 16.2 Incorporate nuclear emergency safety and preparedness into other ongoing public education programs.

Responsibility: City of San Clemente Department of Community Development.

Funding Source: City of San Clemente General Fund and/or any other approved funds.

Schedule: Ongoing as funds are available.

I 16.3 Consult with appropriate representatives of San Onofre Nuclear Generation Station to:

a. Encourage their use of landscaping and architectural design elements to screen unsightly facilities and provide a high quality visual image of its structures which are visible from the City of San Clemente.

b. Encourage the use of co-generation operations.

Responsibility: City of San Clemente Department of Community Development in cooperation with Southern California Edison.

Funding Source: City of San Clemente General Fund, Southern California Edison Improvement Funds, and/or any other approved funds.

Schedule: As funding permits.

I 16.4 Communicate and encourage it's federal representatives to evaluate the feasibility and implementation of programs for the re-cycling and re-use of nuclear materials which have been used for energy generation.

Responsibility: City of San Clemente Department of Community Development in cooperation with federal representatives.

Funding Source: City of San Clemente General Fund, State and Federal funds and/or any other approved funds.

Schedule: Ongoing as necessary or as funding permits.

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LEGEND

Residential *

- RVL -1.0 Unit/20 Gross Acres
- RR -1.5 Units/Gross Acre
- RL -4.5 Units/Gross Acre (7.0 Units/Net Acre)
- RML -7.0 Units/Gross Acre (10.0 Units/Net Acre)
- RM -15.0 Units/Gross Acre (24.0 Units/Net Acre)
- RH -24.0 Units/Gross Acre (36.0 Units/Net Acre)

Commercial

- NC -Neighborhood Serving (1-5)
  F.A.R. 0.35
- CC -Community Serving
  CC1 & CC2 - F.A.R. 0.5
  CC3 - F.A.R. 0.7
- CRC -Coastal & Recreation Serving
  See General Plan for Densities
- RC -Regional Serving
  RC1 - F.A.R. 0.5
  RC2 - F.A.R. 2.0

Mixed Commercial and Residential

- MU Mixed Use
  Standards Vary with Sub-zone, Refer to General Plan

Industrial

- I1&I2 -Light Industrial
  I1 - F.A.R. 0.35
  I2 - F.A.R. 0.5
- I3 -Heavy Industrial
  I3 - F.A.R. 0.75

Public / Parking

- P -Governmental, Administrative, Utilities, Schools, Public and Private Parking, Undeveloped Parks
- CVC -Civic Center

Institutional

- Inst. -Institutional

Open Space

- OS1 -Public Parks and Publicly Owned Open Space
- OS2 -Privately Owned Open Space
  (Intended for Open Space - No Formal Easement)
- OS3 -Privately Owned Open Space
  (Restricted by Easement)
- OSC -Golf Courses and Commercial Recreation
- OSR -Talega Reserve

Overlay Districts

- -p -Pedestrian Overlay
- -A -Architectural Overlay

* See General Plan for Explanation and Applicability of Net and Gross Area Density

GENERAL PLAN
City of San Clemente

City Council Resolution #93-32
Adopted May 6, 1993

Acres 25 10 5

Feet 0 800' 1600' 2400'

N